

Cantor Property Inspection

San Diego's Number One Inspection Company

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Rebecca Gibson and Jim Wilhelm

INSPECTION ADDRESS

4268 Witherby Street, San Diego, CA 92103

INSPECTION DATE

8/20/2026 1:00 pm to 4:00 pm



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

GENERAL INFORMATION

Inspection Address: 4268 Witherby Street, San Diego, CA 92103
Inspection Date: 8/20/2026 Time: 1:00 pm to 4:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 80-90 Degrees

Inspected by: Ron Cantor

Client Information: Rebecca Gibson and Jim Wilhelm

Seller's Agent: Coldwell Banker
Michelle Silverman
Mobile: 619-980-2738
Email: michellersilverman@gmail.com

Inspection Fee: \$ 795.00

Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: Yes
Number of Stories: One

Structure Style: Spanish

Structure Orientation: East

Estimated Year Built: 1930
Unofficial Sq.Ft.: 1961

People on Site At Time of Inspection: Seller(s)

PLEASE NOTE:

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

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

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

Report File: 4268 Witherby Street

SCOPE OF WORK

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

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

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

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

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

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

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

SECTION NARRATIVES

Structural

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

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Roof

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

expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Plumbing

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

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

Electrical

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

Heating and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Chimney

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

Living

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

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Hallway

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

Stairs

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

Laundry

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

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the

columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Section 1.0 - Structural

Various Hard Surfaces

Common Observations

Informational Conditions

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

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

1.3 - The floor structure consists of posts, piers, girders, and floor joists, sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

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

Raised Foundation

General Comments

Informational Conditions

1.6 - This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised Foundation Type

Informational Conditions

1.7 - The front and rear portions of the foundation appear to have been replaced in the recent past. These replaced areas of the foundation have anchor bolts attaching the house to the foundation and appear to be functional.

The front and rear portions of the foundation appear to have been replaced in the recent past - *Continued*



Components and Conditions Needing Service

1.8 - The original portion of the foundation was constructed in the early nineteen-hundreds without anchor bolts and would be costly to retrofit to meet current standards and could mean rebuilding it. The concrete that was used at the time was a poor quality that has a tendency to soften and deteriorate due to its lime content. Also, the dimensions of the footings were less, and therefore simply adding bolts to soft undersized footings may add some seismic value, but nothing that would approach current standards. Therefore, you may wish to have the foundation further evaluated by a licensed foundation contractor.

Method of Evaluation

Other Conditions and or Repairs

1.9 - We cannot access all areas of the foundation crawl space, due to the obstruction of ducts, pipes, or conduits, and lack of adequate clearance from framing to grade.

Crawlspace Observations

Informational Conditions

1.10 - The crawl space is accessible and in acceptable condition.

Other Conditions and or Repairs

1.11 - There is efflorescence on the stem wall in the raised foundation, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.

1.12 - The glass door-window to the crawl space does not appear to be tempered safety glass, as required by current building standards. Upgrades are advised by a licensed contractor.

The glass door-window to the crawl space does not appear to be tempered safety glass - *Continued*



Foundation or Stem Walls

Components and Conditions Needing Service

1.13 - There is significant deterioration and damage noted in the concrete foundation (North and South sides of the crawl space). Further evaluation and repair by a licensed engineer and or foundation contractor is advised during the contingency period of the escrow.



Other Conditions and or Repairs

1.14 - Concrete on the original portions of the foundation is sloughing off the foundation walls (North and South foundations), due to moisture penetration, which you should be further evaluated and repaired by a licensed foundation contractor during the contingency period of the escrow.

Intermediate Floor Framing

Components and Conditions Needing Service

1.15 - There are posts that are bearing poorly on several of the original concrete piers throughout the crawl space. Additionally, the concrete piers are deteriorated. Further evaluation and repair by a licensed foundation contractor is advised.



Other Conditions and or Repairs

1.16 - There are moisture stains and or damage noted in the sub-floor beneath the floors in the bathrooms and kitchen of the home. Further evaluation and repair by a licensed Pest Control Operator and or contractor is advised.



1.17 - The original posts and piers do not have positive connections, such as T-straps or Teco clips. These are required by current codes, but may not have been when this structure was built, and you may wish to have a licensed foundation contractor further evaluate and comment on this condition.

1.18 - The posts and piers appear to have been recently replaced throughout the crawl space of the home. Consult the seller and or the local building department for further information regarding these repairs, as they would have required a building permit and inspection by the local building department.

Cripple Walls

Other Conditions and or Repairs

1.19 - Some or all of the cripple walls are not shear paneled, and will remain seismically vulnerable. Upgrading the cripple walls with shear paneling may be desired.



Electrical

Functional Components and Conditions

1.20 - The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Other Conditions and or Repairs

1.21 - There are one or more open electrical junction boxes within the crawl space, that should be sealed to contain any arcing or sparking that would be contained within the box.



1.22 - There are Romex wires that are not properly secured to the floor framing, are sagging, and in direct contact with the ground. Further evaluation and repair by a licensed electrician is advised.



1.23 - One or more lights are not functional in the crawl space, which should be serviced.

Ventilation

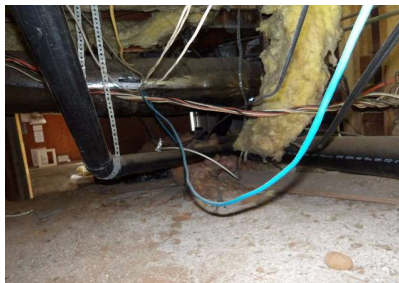
Informational Conditions

1.24 - The ventilation in the foundation crawl space appears to be standard and adequate.

Floor Insulation

Other Conditions and or Repairs

1.25 - Some pieces of insulation are hanging or have fallen from between the floor joists. Properly re-installing the insulation into it proper position is advised.



Section 2.0 - Exterior

Site & Other Observations

Renovations & Additions

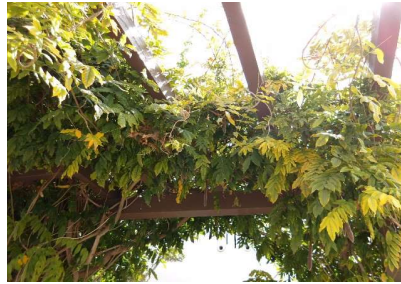
Informational Conditions

2.1 - Additions and or remodeling have been made to this property. Therefore, you should request documentation that should include required building permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without building permits, and latent defects could exist.

Landscaping Observations

Other Conditions and or Repairs

2.2 - Overgrown landscaping was noted at various location throughout the exterior of the home, which should be cut back or removed.



Grading & Drainage

General Comments

Informational Conditions

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

Interior-Exterior Elevations

Informational Conditions

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

Drainage Mode

Informational Conditions

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

Other Conditions and or Repairs

2.6 - There are areas where water will be directed toward the foundation instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion, but also differential settling, et cetera.

Further evaluation and repair by a licensed foundation-drainage contractor is advised.



Area Drains

Informational Conditions

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

Sump Pumps

Informational Conditions

2.8 - The drainage system includes a sump pump, which must be kept clean and monitored periodically or drainage problems could result.

2.9 - The crawl space could be subject to moisture intrusion, but is equipped with a float-activated sump pump. Common sense dictates that moisture should be handled before it even enters a residence, but many older residences do have sump pumps. Nevertheless, the crawl space area and the sump-pump should be periodically monitored, and particularly before each rainy season, and storage items should be isolated from the floor and walls.

Other Conditions and or Repairs

2.10 - The sump pump is improperly tied into the main sewer system, which is not allowed. There appears to be a diverter valve installed in the drain to re-direct the sump pump to an exterior location.



Planter Boxes

Other Conditions and or Repairs

2.11 - The planter areas around the perimeter of the home are a moisture intrusion concern. Further evaluation and repair by a licensed contractor is advised during the contingency period of the escrow.



House Wall Finish

House Wall Finish Type

Informational Conditions

2.12 - The house walls are finished with stucco.

House Wall Finish Observations

Functional Components and Conditions

2.13 - The house wall finish is in acceptable condition.

Informational Conditions

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

2.15 - The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls, but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

Other Conditions and or Repairs

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

2.17 - Patching and or damage was noted in the stucco at various locations throughout the building. Further evaluation and repair by a licensed stucco contractor is advised.



Exterior Components

General Comments

Informational Conditions

2.18 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be

obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Other Conditions and or Repairs

2.19 - The driveway has been cracked, lifted, and or damaged by tree roots from a large tree and or soil movement. Further evaluation and repairs by a licensed foundation contractor is advised.



2.20 - Improper drainage was observed, which will direct water towards the garage. The seller stated that water does not enter the garage during heavy rain fall. Further evaluation and proper repair by a licensed foundation contractor is advised.



Walkways

Informational Conditions

2.21 - The walkways are in acceptable condition.

2.22 - The walkways have common cracks noted throughout, which are not in need of repair, but may pose as a trip hazard.

Yard Walls

Informational Conditions

2.23 - The yard walls may have some cosmetic damage and cracking, but appear to be functional.

2.24 - Portions of the yard walls are obscured by foliage or other material and could not be fully examined.

Fences & Gates

Informational Conditions

2.25 - The fences and gates are serviceable, but have damage commensurate with their age.

2.26 - Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

Fascia & Trim

Informational Conditions

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

Exterior Wooden Doors

Informational Conditions

2.28 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

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

Porches or Stoops

Functional Components and Conditions

2.30 - The porches are in acceptable condition.

Other Conditions and or Repairs

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



2.32 - Cracking and or damage tiles were noted in the rear porch. Further evaluation and repair by a licensed contractor is advised.



Steps & Handrails

Other Conditions and or Repairs

2.33 - Moisture stains and or termite damage was noted in the wood steps (Under side of steps). Further evaluation and repair by a licensed Pest Control Operator is advised.

Moisture stains and or termite damage was noted in the wood steps - *Continued*



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



2.35 - The risers are unequal in height, which could prove to be a trip-hazard. The rise should not be less than 4 inches, nor greater than 7 inches. In addition, the dimensions of the risers should not exceed 3/8 of an inch from the smallest dimension on the entire run of the stairs.



Balconies Guardrails etc

Informational Conditions

2.36 - The balcony, or balconies and their guardrails are in acceptable condition.

Other Conditions and or Repairs

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

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



2.38 - Black tar or mastic was noted on the balcony surface near the sliding glass doors, which I was unable to determine its cause. (Possibly used to seal the area under the doors) Further evaluation by a licensed contractor is advised.



Windows

Informational Conditions

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

Screens

Informational Conditions

2.40 - The window screens are functional.

Other Conditions and or Repairs

2.41 - The slider screen is damaged, and you may wish to have it repaired.

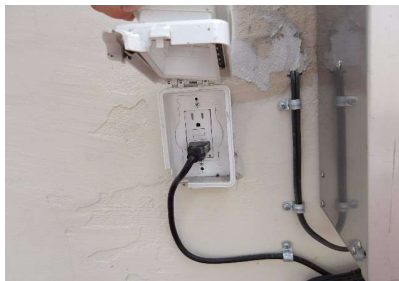
Outlets

Informational Conditions

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

Other Conditions and or Repairs

2.43 - One or more ground-fault protected outlets on the balcony was tripped and I was unable to reset the outlet, which should be serviced by a licensed electrician.



2.44 - One or more of the outlets did not appear to be functional (Rear patio post), which should be serviced by a licensed electrician.



2.45 - One or more outlets or switches are missing waterproof cover plates, which should be installed.



Lights

Informational Conditions

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

2.47 - There are one or more motion sensor or timer activated lights that could not be tested. Questioning the seller regarding the functionality of these lights is advised.

Other Conditions and or Repairs

2.48 - There are light fixtures that are damaged, missing, or in need of new bulbs at various locations.



Patios

Informational Conditions

2.49 - The brick style patio at the rear of the home is functional.

Section 3.0 - Roof

Spanish Tile Roof

General Comments

Informational Conditions

3.1 - There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through

time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

Method of Evaluation

Informational Conditions

3.2 - We evaluated the roof and its components by flying a drone over the roof. This type of drone roof inspection is limited.

Other Conditions and or Repairs

3.3 - We elected not to walk the roof, because the roofing material is easily broken. We evaluated the roof from several vantage points, using a ladder, from roofs edge, and using binoculars and a drone. Portions of the roof were not fully visible. Further evaluation of the roof by a licensed roofer may be desired.

Estimated Age

Informational Conditions

3.4 - The roof appear to be two to five years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

Roofing Material

Informational Conditions

3.5 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



Flashings

Informational Conditions

3.6 - The roof flashings are in acceptable condition.

Skylights

Informational Conditions

3.7 - The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Other Conditions and or Repairs

3.8 - Using the wall mounted controls inside the master bedroom closet, I was unable to get either of the skylights to operate. Further evaluation and repair by a licensed contractor is advised.



Gutters & Drainage

Informational Conditions

3.9 - There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Flat Roof

General Comments

Informational Conditions

3.10 - Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Method of Evaluation

Informational Conditions

3.11 - We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Conditions

3.12 - The roof appears to be two to five years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any guarantee or warranty that might be applicable.

Roofing Material

Informational Conditions

3.13 - The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Other Conditions and or Repairs

3.14 - Debris was noted on the roof and/or around the roof drains, which may not allow the roof to drain properly. Cleaning the drains now and on a routine basis is advised.



Parapet Walls

Functional Components and Conditions

3.15 - The parapet walls of the flat roof are in acceptable condition.

Flashings

Informational Conditions

3.16 - The roof flashings are in acceptable condition.

Gutters & Drainage

Functional Components and Conditions

3.17 - The scupper and downspout appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Section 4.0 - Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

4.1 - The 3/4" copper main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Conditions

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

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



Pressure Relief Valves

Informational Conditions

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

Copper Water Pipes

Informational Conditions

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

4.6 - The residence was originally plumbed with galvanized water pipes, but most if not all of them appear to have been replaced with copper pipe. You should request documentation from the sellers, and any warranty or guarantee that might be applicable, which will confirm that the work was done to code and by a licensed plumber, and may include a warranty or guarantee.

Water Softener

Other Conditions and or Repairs

4.7 - The water softener was not inspected and is not part of this report.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

4.8 - The gas main shut-off is located on the right side of the building. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Supply Pipes

Informational Conditions

4.9 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

4.10 - There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

4.11 - Hot water is provided by a 1 to 2 year-old, 48-gallon water heater, that is located in the crawl space.

Common Observations

Functional Components and Conditions

4.12 - The water heater is functional.

Water Shut-Off Valve & Connectors

Informational Conditions

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

Gas Shut-Off Valve & Connector

Informational Conditions

4.14 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

4.15 - The vent pipe is functional.

Relief Valve & Discharge Pipe

Other Conditions and or Repairs

4.16 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is extended to the crawl space floor. The discharge pipe should be extended to the exterior of the crawl space by a licensed plumber.



Drain Valve

Informational Conditions

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

Combustion Air Vents

Functional Components and Conditions

4.18 - The water heater does have appropriate combustion-air vents.

Seismic Straps

Informational Conditions

4.19 - The water heater is seismically secured.

Expansion Tank

Functional Components and Conditions

4.20 - There is an expansion tank installed above the water heater, which appears to be functional.

Irrigation or Sprinklers

General Comments

Informational Conditions

4.21 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Automatic Sprinklers

Informational Conditions

4.22 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Informational Conditions

4.23 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

Waste & Drainage Systems

General Comments

Informational Conditions

4.24 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

4.25 - The visible portions of the drain pipes are a combination of cast iron, galvanized, and plastic ABS pipe.

Drain Waste & Vent Pipes

Informational Conditions

4.26 - Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drain pipe can confirm its actual condition.

Other Conditions and or Repairs

4.27 - It is recommended that a video camera inspection of the cast iron drain lines be performed by a licensed plumbing contractor, due to tree roots in the front yard and or slow and aging cast iron drain lines.

Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

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

Panel Size & Location

Functional Components and Conditions

5.3 - The residence is served by a 200 amp, 220 volt panel, located on the right side of the building.

Main Panel Observations

Informational Conditions

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

5.5 - The electrical panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with a required building permit and by a licensed contractor.

Other Conditions and or Repairs

5.6 - Various circuits within the panel are not labeled, but should be, so that the appropriate load calculations and breaker sizes can be determined.

Panel Cover Observations

Other Conditions and or Repairs

5.7 - The exterior panel and interior panel covers do not close properly, which should be serviced by a licensed electrician.



5.8 - Screws securing the interior panel cover are missing and should be installed. When installing the screws, blunt tipped screws should be installed.

Wiring Observations

Functional Components and Conditions

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

Informational Conditions

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

5.11 - The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn.

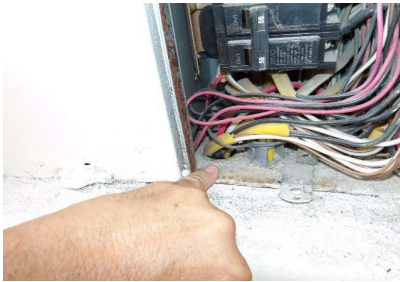
Components and Conditions Needing Service

5.12 - Portions of the residence are still wired with the original suspect knob-and-tube wiring (Visible in the crawl space), which should be further evaluated by a licensed electrician and certified as being safe or be replaced.



Other Conditions and or Repairs

5.13 - There are Romex wires missing bushings or clamps where they enter the back of the main panel.



Circuit Breakers

Informational Conditions

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

5.15 - One 50 amp circuit breaker is in the off position (Labeled spa). Consult the seller for further information regarding this breaker. The spa has been removed, so the circuit breaker is no longer in use.

One 50 amp circuit breaker is in the off position - *Continued*



Other Conditions and or Repairs

5.16 - There are two or more brands of circuit breakers in the main panel. They all appear to be functional and fit properly, however, the manufacture recommends using only their brand of circuit breakers in the panel. You may wish to obtain the opinion of a licensed electrician on this issue.

Grounding

Functional Components and Conditions

5.17 - The main panel appears to be properly grounded.

Sub Panels

Sub Panel Observations

Informational Conditions

5.18 - The disconnect for the spa that has been removed is no longer functional. The circuit breaker has been removed from the panel.



Section 7.0 - Heating and Air Conditioning

HVAC Split Systems

Age & Location

Informational Conditions

7.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 5 to 7 year-old 50,000 Btu furnace, with an evaporator coil that is attached to the furnace in the crawl space, and a 5 to 7 year-old condensing coil that is located on the right side of the home.

Common Observations

Informational Conditions

7.2 - The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

7.3 - This split-system is not original, and you should request documentation that could include a warranty and guarantee and confirm that it was installed by a specialist and to current standards.

Furnace

Informational Conditions

7.4 - The furnace is functional.

Vent Pipe

Informational Conditions

7.5 - The vent pipe has no visible deficiencies.

Circulating Fan

Functional Components and Conditions

7.6 - The circulating fan is functional.

Gas Valve & Connector

Informational Conditions

7.7 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Informational Conditions

7.8 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Other Conditions and or Repairs

7.9 - The 14 x 25 x 1 filter is dirty and should be changed or washed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.



Evaporator Coil

Informational Conditions

7.10 - The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

7.11 - The condensate drain pipe discharges correctly outside the residence.

Drip Pan

Informational Conditions

7.12 - The drip pan is functional.

Condensing Coil

Functional Components and Conditions

7.13 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

7.14 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

7.15 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

7.16 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twelve to twenty degrees.

Thermostats

Informational Conditions

7.17 - The thermostat is functional.

Registers

Informational Conditions

7.18 - The registers are reasonably clean and functional.

Flexible Ducting

Informational Conditions

7.19 - The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Mini-Splits System

Age and Location

Functional Components and Conditions

7.20 - Central heat and air-conditioning is provided by an individual mini split-system, consisting of a 2 to 3 year-old, wall mounted unit in the master bedroom, and a 2 to 3 year-old condensing coil that is located on the right side of the home.

Common Observations

Functional Components and Conditions

7.21 - The mini split-system is functional.

Condensing Coil

Functional Components and Conditions

7.22 - The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Functional Components and Conditions

7.23 - The electrical disconnect at the condensing coil is functional.

Condensation Drain Pipe

Functional Components and Conditions

7.24 - The condensate drain pipe discharges correctly outside the residence.

Refrigerant Lines

Functional Components and Conditions

7.25 - The refrigerant lines are in acceptable condition.

Thermostats

Functional Components and Conditions

7.26 - The hand held thermostat is functional.

Differential Temperature Readings

Informational Conditions

7.27 - The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twelve to fifteen degrees.

Filter

Other Conditions and or Repairs

7.28 - The filter in the mini split is dirty, which should be serviced.

The filter in the mini split is dirty - *Continued*



Section 8.0 - Chimney

Living Room Chimney

General Lined Masonry

Informational Conditions

8.1 - The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NFPA standards "upon the sale or transfer of a property."

Common Observations

Informational Conditions

8.2 - This chimney appears to have been recently remodeled. The firebox was rebuilt and a metal flue liner was installed in the original fireplace chimney.

Other Conditions and or Repairs

8.3 - The chimney appears to terminate too close to the balcony surface, which may be a health and or safety hazard. Further evaluation and repair by a licensed masonry contractor is advised.



Weather Cap-Spark Arrestor

Informational Conditions

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

Chimney Flashings

Informational Conditions

8.5 - The chimney flashings are in acceptable condition.

Chimney Flue

Informational Conditions

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

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

Fireplace

Informational Conditions

8.8 - The fireplace is in acceptable condition.

Damper

Informational Conditions

8.9 - There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed.

Ash Box

Other Conditions and or Repairs

8.10 - The door on the ash box appears to be stuck, and will need to be serviced to work properly.



Log Starter

Informational Conditions

8.11 - The gas pipe for the log lighter is capped off and could not be inspected.



Glass Doors

Informational Conditions

8.12 - The fireplace screen was functional.

Hearth

Other Conditions and or Repairs

8.13 - There are cracks in the hearth tiles, which you may wish to view for yourself.



Mantle

Informational Conditions

8.14 - The fireplace mantle is in acceptable condition.

Section 9.0 - Living

Indoor Environmental Issues

Environmental Observations

Informational Conditions

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

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

9.2 - Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, particularly if you intend to remodel any area of the residence.

Living Room

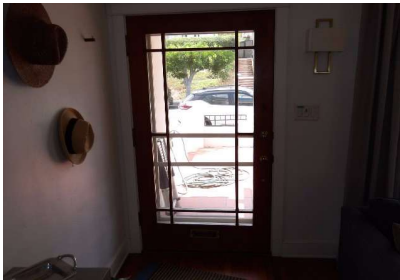
Doors

Functional Components and Conditions

9.3 - The door is functional.

Other Conditions and or Repairs

9.4 - The glass in the door does not appear to be tempered safety glass, as required by current building standards.



9.5 - The door and or jamb are slightly out of square, which may indicate movement has occurred. Further evaluation and repair by foundation contractor is advised.

The door and or jamb are slightly out of square - *Continued*



Flooring

Informational Conditions

9.6 - The floor has no significant defects.

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

Walls & Ceiling

Informational Conditions

9.8 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

9.9 - The windows are functional.

Components and Conditions Needing Service

9.10 - One or more window panes are cracked, which you should be repaired by a licensed contractor.



Other Conditions and or Repairs

9.11 - The glass in the windows with in 18 inches of the floor does not appear to be tempered safety glass (Front facing fixed pane window), as required by current building standards.



Lights

Functional Components and Conditions

9.12 - The lights are functional.

Outlets

Functional Components and Conditions

9.13 - The outlets that were tested are functional.

Furnished Residence Comment

Informational Conditions

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

Personal Items

Other Conditions and or Repairs

9.15 - Excessive personal items limited access to rooms throughout the home, and extremely limited the inspection. Further evaluation of all inaccessible areas during the contingency period of the escrow is advised.

Dining Room

Flooring

Informational Conditions

9.16 - The floor has no significant defects.

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

Walls & Ceiling

Informational Conditions

9.18 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

9.19 - The windows are functional.

Other Conditions and or Repairs

9.20 - One or more window locks are missing, or need to be serviced, to be functional.



Lights

Functional Components and Conditions

9.21 - The lights are functional.

Outlets

Functional Components and Conditions

9.22 - The outlets that were tested are functional.

Loft

Doors

Informational Conditions

9.23 - The doors are functional.

Flooring

Informational Conditions

9.24 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.25 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

9.26 - The windows are functional.

Other Conditions and or Repairs

9.27 - One or more windows will need service to work well, such as servicing the hardware.



Lights

Functional Components and Conditions

9.28 - The lights are functional.

Informational Conditions

9.29 - The ceiling fan is functional.

Outlets

Functional Components and Conditions

9.30 - The outlets that were tested are functional.

Smoke Alarm

Functional Components and Conditions

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

Section 10.0 - Bedrooms

Master Bedroom

Location

Informational Conditions

10.1 - The master bedroom is located on the second floor at the front of the home.

A Probable Addition

Informational Conditions

10.2 - The bedroom appears to be either an addition, or a part of one, and we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects could exist.

Doors

Informational Conditions

10.3 - The doors are functional.

Flooring

Informational Conditions

10.4 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.5 - The walls and ceiling are in acceptable condition.

Other Conditions and or Repairs

10.6 - There are patched and or damaged areas in the walls and ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.



Dual-Glazed Windows

Informational Conditions

10.7 - The windows that were unobstructed were checked, and found to be functional.

Other Conditions and or Repairs

10.8 - One or more windows will need service to work well, such as servicing the hardware.



Closets

Functional Components and Conditions

10.9 - The closet and its components are functional.

Lights

Functional Components and Conditions

10.10 - The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Other Conditions and or Repairs

10.12 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1st Guest Bedroom

Location

Informational Conditions

10.13 - The first guest bedroom is located at the right side of the home.

Doors

Informational Conditions

10.14 - The doors are functional.

Flooring

Informational Conditions

10.15 - The floor has no significant defects.

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

Walls & Ceiling

Informational Conditions

10.17 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational Conditions

10.18 - The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

10.19 - The closet and its components are functional.

Other Conditions and or Repairs

10.20 - The closet employs an incandescent light bulb that should have a cover.

Lights

Functional Components and Conditions

10.21 - The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Other Conditions and or Repairs

10.23 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

2nd Guest Bedroom

Location

Informational Conditions

10.24 - The second guest bedroom is located at the front right corner of the home.

Doors

Functional Components and Conditions

10.25 - The door is functional.

Other Conditions and or Repairs

10.26 - The door and or jamb are slightly out of square, which may indicate movement has occurred. Further evaluation and repair by foundation contractor is advised.



Flooring

Informational Conditions

10.27 - The floor has no significant defects.

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

Walls & Ceiling

Informational Conditions

10.29 - The walls and ceiling are in acceptable condition.

Other Conditions and or Repairs

10.30 - There are patched and or damaged areas in the walls and ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.



Single-Glazed Windows

Informational Conditions

10.31 - The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Components and Conditions

10.32 - The closet and its components are functional.

Lights

Functional Components and Conditions

10.33 - The lights are functional.

Outlets

Functional Components and Conditions

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

Smoke Detector

Other Conditions and or Repairs

10.35 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Section 11.0 - Bathrooms

Master Bathroom

A Probable Addition

Informational Conditions

11.1 - The master bathroom appears to be either an addition or part of one, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist

Doors

Informational Conditions

11.2 - The doors are functional.

Flooring

Informational Conditions

11.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

11.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

11.5 - The window is functional.

Other Conditions and or Repairs

11.6 - A windows lock is missing or does not engage, and should be serviced.



11.7 - A window will need service to work well such as sanding, shaving trimming, or servicing the hardware, etc.



Cabinets

Functional Components and Conditions

11.8 - The cabinets are in acceptable condition.

Informational Conditions

11.9 - Personal items below the sink limited the inspection.

Sink Countertop

Functional Components and Conditions

11.10 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

11.11 - The sink and its components are functional.

Stall Shower

Functional Components and Conditions

11.12 - The stall shower is functional.

Other Conditions and or Repairs

11.13 - The shower head is occluded by minerals, and does not spray uniformly.

Toilet & Bidet

Functional Components and Conditions

11.14 - The toilet is functional.

Lights

Functional Components and Conditions

11.15 - The lights are functional.

Outlets

Functional Components and Conditions

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

Hallway Bathroom

A Probable Remodel

Informational Conditions

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

Doors

Functional Components and Conditions

11.18 - The door is functional.

Flooring

Informational Conditions

11.19 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

11.20 - The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Functional Components and Conditions

11.21 - The window is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

11.22 - The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

11.23 - The tub-shower is functional.

Other Conditions and or Repairs

11.24 - The shower head is occluded by minerals, and does not spray uniformly.

Toilet & Bidet

Functional Components and Conditions

11.25 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

11.26 - The exhaust fan is functional.

Lights

Functional Components and Conditions

11.27 - The lights are functional.

Outlets

Functional Components and Conditions

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

Section 12.0 - Kitchen

Kitchen

A Renovation or Addition

Informational Conditions

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

Doors

Functional Components and Conditions

12.2 - The door is functional.

Other Conditions and or Repairs

12.3 - The double cylinder deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.



Flooring

Informational Conditions

12.4 - The floor has no significant defects.

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

Walls & Ceiling

Functional Components and Conditions

12.6 - The walls and ceiling are in acceptable condition.

Other Conditions and or Repairs

12.7 - There are patched areas in the walls and or ceiling, which you should question the seller about, or have further evaluated by a licensed contractor.



Single-Glazed Windows

Informational Conditions

12.8 - The window is functional.

Sink & Countertop

Informational Conditions

12.9 - The sink and counter tops are functional.

Cabinets

Functional Components and Conditions

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

Informational Conditions

12.11 - Personal items limited the inspected areas below the sink. Reinspect this area on your walk-thru inspection to ensure there is no defects before the close of escrow.

Valves & Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

12.13 - The sink faucet is functional.

Other Conditions and or Repairs

12.14 - The hand held head is corroded and or does not spray uniformly, which should be serviced.



Trap and Drain

Functional Components and Conditions

12.15 - The trap and drains are functional.

Garbage Disposal

Functional Components and Conditions

12.16 - The garbage disposal is functional.

Gas Range

Functional Components and Conditions

12.17 - The gas range is functional.

Other Conditions and or Repairs

12.18 - The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Dishwasher

Functional Components and Conditions

12.19 - The dishwasher is functional.

Exhaust Fan or Downdraft

Functional Components and Conditions

12.20 - The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

12.21 - The built-in microwave is functional.

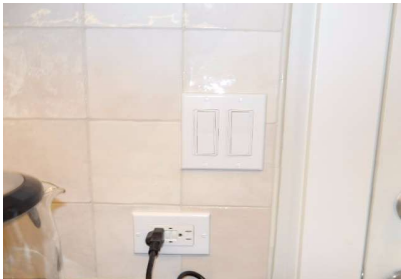
Lights

Functional Components and Conditions

12.22 - The lights are functional.

Other Conditions and or Repairs

12.23 - There is one or more switches with an unknown function (Rear door switches). Further evaluation and repair by a licensed electrician is advised.



Outlets

Informational Conditions

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

Smoke Alarm

Functional Components and Conditions

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

Refrigerator

Informational Conditions

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

Ice Maker

Informational Conditions

12.27 - The ice maker was not inspected and is not considered part of this inspection.

Section 14.0 - Hallway

Primary Hallway

Doors

Functional Components and Conditions

14.1 - The door is functional.

Flooring

Informational Conditions

14.2 - The floor has no significant defects.

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

Walls & Ceiling

Informational Conditions

14.4 - The walls and ceiling are in acceptable condition.

Lights

Functional Components and Conditions

14.5 - The lights are functional.

Outlets

Functional Components and Conditions

14.6 - The outlets that were tested are functional.

Smoke Detector

Other Conditions and or Repairs

14.7 - There is no smoke detector, which is mandated in this jurisdiction and should be installed.

Carbon Monoxide Detector

Other Conditions and or Repairs

14.8 - There is no carbon monoxide detector, which is mandated in this jurisdiction and should be installed.

Section 15.0 - Stairs

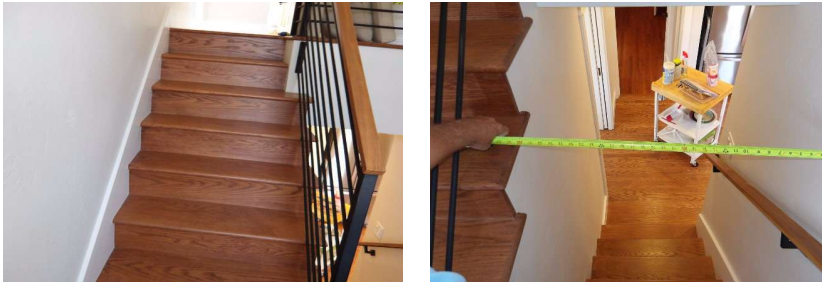
Main Stairs

Substandard Clearances

Other Conditions and or Repairs

15.1 - The width of the stairway is too narrow and or substandard, or less than thirty six-inches, which could indicated that the stairs were installed without improperly or without required building permit. Further evaluation and repair by a licensed contractor is advised.

The width of the stairway is too narrow and or substandard - *Continued*



Floor Treads & Risers

Informational Conditions

- 15.2 - Cosmetic damage was noted in the stair treads.
- 15.3 - The floor treads and risers are functional.

Walls & Ceiling

Informational Conditions

- 15.4 - The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

- 15.5 - If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.
- 15.6 - The handrails and or guardrails are in acceptable condition.

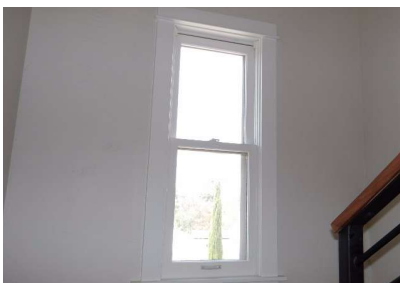
Dual-Glazed Windows

Other Conditions and or Repairs

- 15.7 - The glass in the one or more of the windows does not appear to be tempered safety glass, as required by building standards. Upgrades to tempered glass is advised.



- 15.8 - One or more windows will need service to work well, such as servicing the hardware.



Lights

Functional Components and Conditions

- 15.9 - The lights are functional.

Section 16.0 - Laundry

Laundry Room

Doors

Informational Conditions

16.1 - The doors are functional.

Flooring

Informational Conditions

16.2 - The floor has no significant defects.

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

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

Walls & Ceiling

Functional Components and Conditions

16.5 - The walls and ceiling are in acceptable condition.

Informational Conditions

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

Single-Glazed Windows

Functional Components and Conditions

16.7 - The windows are functional.

Cabinets

Functional Components and Conditions

16.8 - The cabinets are functional.

Closets

Functional Components and Conditions

16.9 - The closet, or closets, are functional.

Exhaust Fan

Functional Components and Conditions

16.10 - The exhaust fan is functional.

Sink

Functional Components and Conditions

16.11 - The laundry sink is functional, and does not need service at this time.

Faucet

Functional Components and Conditions

16.12 - The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

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

Informational Conditions

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

Trap & Drain

Informational Conditions

16.15 - The stand pipe and trap are inside the wall and therefore not visible.

16.16 - Due to the machines being in place, the drain pipe and trap are not visible, and could not be inspected.

Gas Valve & Connector

Informational Conditions

16.17 - Due to the machines being in place the gas valve, if there is one, is not visible, and could not be inspected.

220 Volt Receptacle

Informational Conditions

16.18 - Due to the machines being in place, the 220 volt outlet, if there is one, is not visible and could not be inspected.

Dryer Vent

Other Conditions and or Repairs

16.19 - The dryer vent is functional and ducted to the exterior of the building, however, the dry duct and or cover are loose on the exterior of the home. Proper repair by a licensed contractor is advised.



Lights

Functional Components and Conditions

16.20 - The lights are functional.

Outlets

Informational Conditions

16.21 - The outlets that were tested are functional.

Section 17.0 - Garage

Single-Car Garage

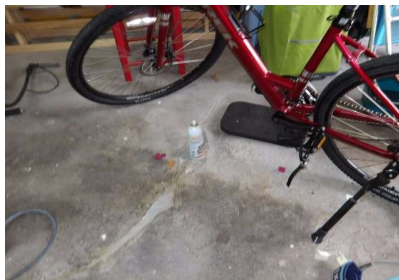
Slab Floor

Informational Conditions

17.1 - The garage is too full to permit a clear view of the slab and garage. Further evaluation when full visible and before the close of escrow is advised.

Components and Conditions Needing Service

17.2 - The concrete slab is cracked and or the floor is crowned at the center and slopes toward the exterior, which suggests that some heaving or differential settling has occurred. Further evaluation and repair by a licensed engineer and or foundation contractor is advised.



Walls & Ceiling

Other Conditions and or Repairs

17.3 - There are signs of possible termite activity in the garage framing. Consult the services of a licensed Pest Control operator.



17.4 - There are moisture stains, damage, and or missing drywall on the wall and or ceiling in the garage. Additionally, there is a musty smell noted in the garage. Further evaluation and repair by a licensed roofer and or contractor is advised.



17.5 - Excessive storage and personal items in the garage limited the inspection. Further evaluation when fully visible and before the close of escrow is advised.



17.6 - There is cosmetic damage and or patching noted in the walls and or ceiling in the garage. Questioning the seller regarding the patched and or damaged areas is advised.



Single-Glazed Windows

Components and Conditions Needing Service

17.7 - One or more window panes are cracked, which should be properly repaired by a licensed contractor.



Other Conditions and or Repairs

17.8 - One or more windows are stuck or painted shut, which should be serviced.



17.9 - One or more windows are moisture stained and or damaged, which should be further evaluated and repaired by a licensed termite inspector.



Ventilation Ports

Other Conditions and or Repairs

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

Garage Door & Hardware

Functional Components and Conditions

17.11 - The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

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

Other Conditions and or Repairs

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

The infra red sensors are functional but located higher than the recommend six inches above grade - *Continued*



Lights

Functional Components and Conditions

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

Other Conditions and or Repairs

17.15 - One or more lights are not functional, and should be further evaluated and repaired by a licensed electrician.

Outlets

Informational Conditions

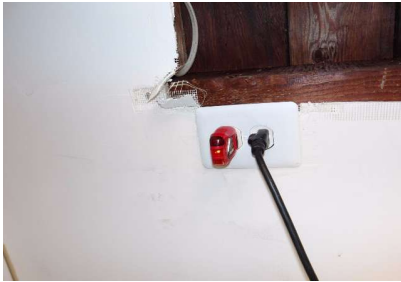
17.16 - Due to personal items, I was unable to locate and test all of the outlets in the garage.

Components and Conditions Needing Service

17.17 - The ungrounded outlets should be serviced by a licensed electrician to include ground-fault protection.

Other Conditions and or Repairs

17.18 - One or more outlets have an open ground, which should be serviced by a licensed electrician.



17.19 - One or more outlets were not functional. Further evaluation and repair by a licensed electrician is advised.



17.20 - The outlets that were tested are functional, however, are not ground fault protected. Installation of ground fault protected outlets is advised by a licensed electrician.

The outlets that were tested are functional however are not ground fault protected - *Continued*



Section 18.0 - Attic

Primary Attic

Attic Access Location

Informational Conditions

18.1 - The attic can be accessed through a hatch in the master bedroom closet.

Method of Evaluation

Informational Conditions

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

Common Observations

Other Conditions and or Repairs

18.3 - The attic access is smaller than would be required by current building standards.



Framing

Informational Conditions

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

Ventilation

Informational Conditions

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

Electrical

Informational Conditions

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

Batt Insulation

Informational Conditions

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

Inspection Address: 4268 Witherby Street, San Diego, CA 92103
Inspection Date/Time: 8/20/2026 1:00 pm to 4:00 pm

AFFILIATIONS AND CERTIFICATIONS

Inspector
Ron Cantor

REPORT CONCLUSION

4268 Witherby Street, San Diego, CA 92103

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

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

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

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ATTACHMENTS