



RECEIPT FOR REPORTS No. ONE
(C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR Other _____
 _____ dated _____, on property known
 as 650 COLUMBIA # 411, SAN DIEGO, CA 92101 ("Property"),
 between _____ ("Buyer")
 and NATALIE PELED, MARIO QUARANTIELLO ("Seller").

1. **ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
2. **REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
3. **BUYER OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.

4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:

<u>Report, Document or Disclosure</u>	<u>Delivered via Link</u>	<u>Prepared By</u>	<u>Dated</u>
A. <input type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/>	_____	_____
B. <input type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	_____	_____
C. <input type="checkbox"/> Title: Preliminary Report	<input type="checkbox"/>	_____	_____
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/>	_____	_____
E. <input type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/>	_____	_____
F. <input type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/>	_____	_____
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/>	_____	_____
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/>	_____	_____
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/>	_____	_____
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/>	_____	_____
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/>	_____	_____
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/>	_____	_____
M. <input type="checkbox"/> Lease Documents	<input type="checkbox"/>	_____	_____
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/>	_____	_____
O. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
P. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
Q. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
R. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____



RECEIPT FOR REPORTS (RFR PAGE 1 OF 2)

5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS: The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Delivered via Link

Prepared By

Dated

A.	<input checked="" type="checkbox"/> <u>Prior Disclosures and Reports</u>	<input type="checkbox"/>	<u>Various Venders and Previous Seller</u>	_____
B.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
C.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
D.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
E.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
F.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
G.	<input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____

6. REPORTS DELIVERED VIA LINK: For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A. All Reports Delivered via link.
- B. _____
- C. _____

7. ADDITIONAL INVESTIGATION RECOMMENDATIONS: If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER: Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer

Date

Buyer

Date

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AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.) For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)



This inspection disclosure concerns the residential property situated in the City of San Diego, County of San Diego, State of California, described as 650 Columbia St ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # . Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) ASCENT REAL ESATE - MICHAEL & JESSICA WOLF

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
• Areas off site of the property
• Public records or permits
• Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself.

Buyer's Initials X () ()

Seller's Initials X () ()



650 Columbia St

Property Address: San Diego, CA 92101

Date:

If this Property is a duplex, triplex, or fourplex, this AVID is for unit #

Inspection Performed By (Real Estate Broker Firm Name) ASCENT REAL ESTATE - MICHAEL & JESSICA WOLF

Inspection Date/Time: 3/12/19 Weather conditions: Clear + Sunny

Other persons present: Mario + Natalie (buyers) + Inspector

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): Marks on door @ entry (obscure common areas).

Living Room: Marks on floor. Visible wood damage on fixed window to the right of patio doors to balcony. Screen ripped @ one of the 3 windows on far east part of room. Marks on baseboard + walls.

Dining Room: Combo w/ Dining room

Kitchen: Marks on cabinets. Stain on cooktop, mark/cup in paint on wall above cooktop. Marks/stains on countertop

Other Room: laundry room: heat exchange access, electrical panel, and washer/dryer located in this room

Hall/Stairs (excluding common areas): marks on baseboard, walls. Huge return located in hallway.

Bedroom # 1: Master. marks in carpet, on baseboard, on south facing wall. window system to patio showing signs of wood-destroying pest damage. towel bar above toilet is loose; exhaust fan sounds like its about to go...

Bedroom # 2: guest bedroom - marks on carpet, walls.

Bedroom # X: 1/4

Bath# 1: Master bath: shower door enclosure shows wear

Bath# 2: guest/hallway - water stained/damaged wall paper directly behind faucet @ sink. stains on walls.

Bath# 3: guest bedroom bath: light appears to be burnt out @ hallway by toilet/closet. stains on ceiling, some corrosion @ drain @ sink. Bulb burnt out @ vanity above right sink.

Other Room:

Buyer's Initials: DS MG NP

Seller's Initials: DS JW EJ



650 Columbia St

Property Address: San Diego, CA 92101

Date:

If this Property is a duplex, triplex, or fourplex, this AVID is for unit #

Other Room:

n/a

Other:

n/a

Other:

n/a

Other:

n/a

Garage/Parking (excluding common areas): underground parking lot - 2 spaces. (common area)

Exterior Building and Yard - Front/Sides/Back: patio off the main living space. Damage visible to door + window systems @ the doorway to bedroom + dining area.

Other Observed or Known Conditions Not Specified Above: Above damage indicated @ patio door + window systems apparently

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection)

By: (Signature of Associate Licensee or Broker) Date: 3/12/19

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER X (Signature) Date: 3/26/2019

SELLER (Signature) Date: 3/22/2019 | 5:07 PM

BUYER X (Signature) Date: 3/22/2019 | 8:10

BUYER (Signature) Date: 3/22/2019 | 8:10

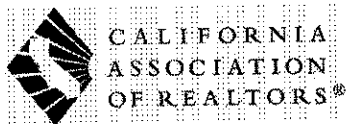
Real Estate Broker (Firm Representing Seller) By: (Signature) Date: 3/25/2019

Real Estate Broker (Firm Representing Buyer) By: (Signature) Date: 3/12/19

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**AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)**
For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)

This inspection disclosure concerns the residential property situated in the City of San Diego, County of San Diego, State of California, described as 650 Columbia St Unit 411 ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____ . Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Michael Anthony Properties

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER**

Buyer's Initials MP

Seller's Initials DS



650 Columbia St Unit 411

Date: March 6 2019

Property Address: San Diego, CA 92101-6739

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 411

Inspection Performed By (Real Estate Broker Firm Name) Michael Anthony Properties

Inspection Date/Time: 3-7-19 noon Weather conditions: cloudy

Other persons present:

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas):

Living Room: owner installed tile over the exterior deck. It was installed too high and water seeped into the Dining Room: stucco which affected the doors and wood causing it to swell and form dry rot. Seller has Kitchen: hired a licensed contractor to remove the tile, refinish the deck, (completed) remove affected doors and window, and dry rot and replace with new. New window will go to the floor Other Room: and small area between windows will be removed. work should be completed Hall/Stairs (excluding common areas): the first or second week of April.

Bedroom # : Flooring, kitchen, baths, are all original and in need of maintenance of replacement.

Bedroom # :

Bedroom # :

Bath# :

Bath# :

Bath# :

Other Room:

Buyer's Initials (MA) (NP)

Seller's Initials (KES)

AVID REVISED 11/13 (PAGE 2 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)



Property Address: 650 Columbia St Unit 411 San Diego, CA 92101-6739 Date: March 6 2019

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____

Other Room: _____

Other: _____

Other: _____

Other: _____

Garage/Parking (excluding common areas): _____

Exterior Building and Yard - Front/Sides/Back: _____

Other Observed or Known Conditions Not Specified Above: _____

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) Michael Anthony Properties
By [Signature] Date 3/7/19
(Signature of Associate Licensee or Broker)

Mike Brunnhoelzl
Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER [Signature] Katherine Jeffery Date 3/6/2019
SELLER 9F7284366ED8474... DocuSigned by: Natalie Petel Date 3/20/2019 | 12:14 PM
BUYER 1329CD21C5A5442... DocuSigned by: Mario Quarantiello Date 3/21/2019 | 7:33 AM
BUYER 82319F4DAE2A40F...

Real Estate Broker (Firm Representing Seller) Michael Anthony Properties
By [Signature] Date 3/7/19
Mike Brunnhoelzl (Associate Licensee or Broker Signature)
Ascent real estate

Real Estate Broker (Firm Representing Buyer) _____
By [Signature] Date 3/14/2019 | 10:19
Jessica Wolf (Associate Licensee or Broker Signature)

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BUYER'S INSPECTION ELECTIONS (C.A.R. Form BIE, 11/13)



Property Address: 650 Columbia St, San Diego, CA 92101 ("Property").

A. IMPORTANCE OF PROPERTY INVESTIGATION: Unless otherwise specified in the Agreement, the physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers.

B. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and to investigate and verify information and facts that you know or that are within your diligent attention and observation.

C. BROKER ADVICE: YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

IF ANY BOX BELOW IS CHECKED "YES", BUYER AGREES TO PAY FOR THE SPECIFIED INSPECTION UNLESS OTHERWISE AGREED IN THE PURCHASE AGREEMENT. BUYER IS RESPONSIBLE FOR CHOOSING THE PROVIDER AND ORDERING THE INSPECTION. IF YOU DO NOT SPECIFICALLY REQUEST A PARTICULAR INSPECTION NOW, YOU MAY DO SO IN THE FUTURE, IN WRITING. HOWEVER, IF YOUR CONTRACTUAL INVESTIGATION PERIOD HAS EXPIRED, SELLER MAY NOT ALLOW THE INSPECTIONS AT THAT TIME.

D. BUYER INSPECTION ELECTION: Buyer represents and agrees that Buyer has independently considered the available inspections and at this time has decided to order only those inspections selected "Yes" below.

DS MA

- 1. [X] Yes [] No GENERAL HOME INSPECTION
2. [] Yes [] No WOOD DESTROYING PESTS
3. [] Yes [] No CHIMNEY
4. [] Yes [] No ELECTRICAL
5. [] Yes [] No HEATING/AIR CONDITIONING
6. [] Yes [] No LEAD PAINT
7. [] Yes [] No PLUMBING
8. [] Yes [] No SQUARE FOOTAGE
9. [] Yes [] No STRUCTURAL
10. [] Yes [] No EASEMENTS/ENCROACHMENTS
11. [] Yes [] No FOUNDATION/SLAB
12. [] Yes [] No LOT SIZE
13. [] Yes [] No BOUNDARIES
14. [] Yes [] No POOL/SPA
15. [] Yes [] No ROOF
16. [] Yes [] No SEWER
17. [] Yes [] No SEPTIC SYSTEM
18. [] Yes [] No SOIL STABILITY
19. [] Yes [] No SURVEY
20. [] Yes [] No TREE/ARBORIST
21. [] Yes [] No WELL
22. [] Yes [] No WATER SYSTEMS AND COMPONENTS
23. [] Yes [] No RADON GAS
24. [] Yes [] No FORMALDEHYDE
25. [] Yes [] No ASBESTOS
26. [] Yes [] No METHANE GAS
27. [] Yes [] No MOLD
28. [] Yes [] No PERMITS
29. [] Yes [] No PUBLIC RECORDS
30. [] Yes [] No ZONING
31. [] Yes [] No GOVERNMENT REQUIREMENTS
32. [] Yes [] No VACANT LAND/CONSTRUCTION FINANCING
33. [] Yes [] No CONSTRUCTION COSTS
34. [] Yes [] No AVAILABILITY OF UTILITIES
35. [] Yes [] No ENVIRONMENTAL SURVEY
36. [] Yes [] No NATURAL HAZARDS REPORTS
37. [] Yes [] No SUBDIVISION OF PROPERTY
[] Yes [] No OTHER:

DocuSigned by: Natalie Peled 3/20/2019 | 12:14 PM PDT Date Buyer
DocuSigned by: Mario Quarantello 3/21/2019 | 7:33 AM P... Date

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Inspection Report

Natalie Peled

Property Address:

650 Columbia St
Unit 411
San Diego CA 92101



John Robinson's Inspection Group

**Chad Stewart
1568 Alcalá Ct
San Diego, CA
92111**

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Date: 3/12/2019	Time: 03:00:00 PM	Report ID: 031219CS15
Property: 650 Columbia St Unit 411 San Diego CA 92101	Customer: Natalie Peled	Real Estate Professional: Michael Wolf Ascent

PLEASE BE ADVISED:

This inspection report is the exclusive and sole property of John Robinson's Inspection Group and the Clients who's name appears in the area above labeled Customer.

Unauthorized reproduction and/or distribution of this report is strictly prohibited.

Subsequent buyers, real estate agents and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract or written agreement with John Robinson's Inspection Group. Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, **THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION.** Subsequent buyers should have a new inspection performed to protect their interests.

Inspectors working for John Robinson's Inspection Group inspect properties in accordance with the Standards of Practice of the International Association of Certified Home Inspectors and our inspection agreement which are listed on our website at the following link: [Inspection Agreement](#). Items that are excluded (not inspected) are indicated in the contract and/or disclaimed in the aforementioned [Standards of Practice](#). The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this inspection report as significant.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field. You must obtain estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is therefore client's responsibility to obtain quotations prior to the end of the contingency period. . This is very important, as once you pass the contingency period, or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

The recommendations that the inspector makes in this report for specialist evaluations should be completed within the contingency period by licensed professionals, who may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you or denigrate others.

We feel that everything in this inspection report is significant. Especially the items marked "Repair or Replace" (RR). We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that when as little as one (1) "Repair or Replace" (RR) item is indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialist may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. Paying John Robinson's Inspection Group for this general home inspection and written inspection report constitutes your understanding and agreeing to what has been outlined in this paragraph.

SCOPE OF WORK

You have contracted for us, John Robinson's Inspection Group, to perform a general inspection. We performed this inspection in accordance with standards of practice established by the International Association of Certified Home Inspectors (Inter-NACHI). A copy of these standards can be obtained by visiting [Standards of Practice](#). It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. **The purpose of this inspection is to identify systems that should be further evaluated by licensed contractors who through their evaluations may identify additional material defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property. We strongly urge you to follow our further evaluation recommendations as stated in the inspection report prior to the end of your contingency period to prevent issues from arising after the close of escrow.**

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

If you or a family member has health problems, or you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection regardless of the findings in this report. John Robinson's Inspection Group is not a mold inspection company and is not qualified/licensed to inspect for nor identify mold.

Definitions of Comments

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. *Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems at one area could indicate problems at other areas of the system.* All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Informational (INF)= This unit or component appeared to be functional at the time of the inspection. However, it may be showing signs of age, use, wear and/or approaching the end of its life. This unit or component may need to be cleaned, serviced or repaired by a qualified technician and to determine its life remaining.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item is not functioning as intended and/or its entire system needs to be further evaluated or inspected by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). **Note:** Damage or additional items in need of repair may exist that are not identified in this inspection report and/or are beyond the scope of this home inspection, may be discovered by the licensed contractor. This is why we strongly recommend that you seek further inspections and evaluations BEFORE THE END OF YOUR CONTINGENCY PERIOD. We cannot and will not be responsible for your failure to follow our recommendations listed in this inspection report.

Safety Concern (SC)=This system or component current state poses a potential safety hazard to the occupants or structure. This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

A home inspection and its report are only describing the condition of the systems and components of this house on the day of inspection. A home inspection is not a home warranty or guarantee of any kind. Systems and components of this home may and probably will fail anytime after the inspection. We **HIGHLY** recommend that you purchase and maintain a comprehensive home warranty, including coverage for your roofing, heating and air conditioning, plumbing, and electrical systems and renew it each year you own this house. **This condominium or townhouse inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.**

This home is older than 26 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time.

Style of Home:

Condo/Townhome

Year home was built:

1992

Parties present:

Buyer, Buyer's agent

Weather:

Clear

Temperature:

64

Rain in last 3 days:

Yes

Carbon Monoxide test:

Yes

Number of levels:

1

Occupied:

No*

1. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Range:
-Electric-

Dishwasher:
General Electric

Disposer:
Badger

Exhaust/Range Hood:
Unknown Brand

Built-in Microwave:
General Electric

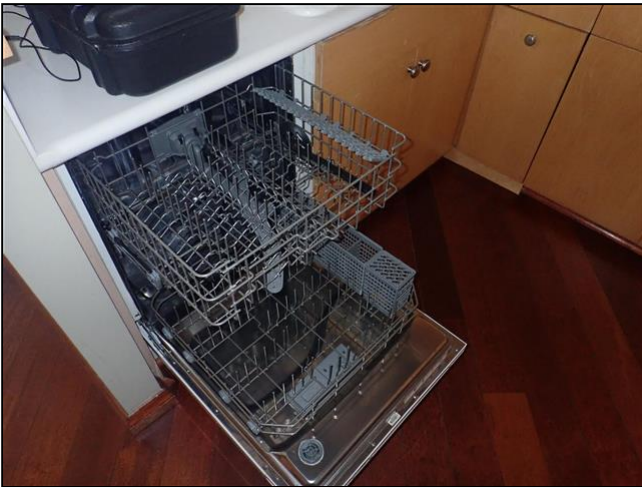
Wall Oven:
General Electric

Items

1.0 DISHWASHER

Informational

The dishwasher turned on and completed a wash cycle at the time of the inspection. However, this is not a guarantee that this unit will not leak at sometime in the future. We recommend purchasing a home warranty to cover the unit and possible damages caused by leaks.

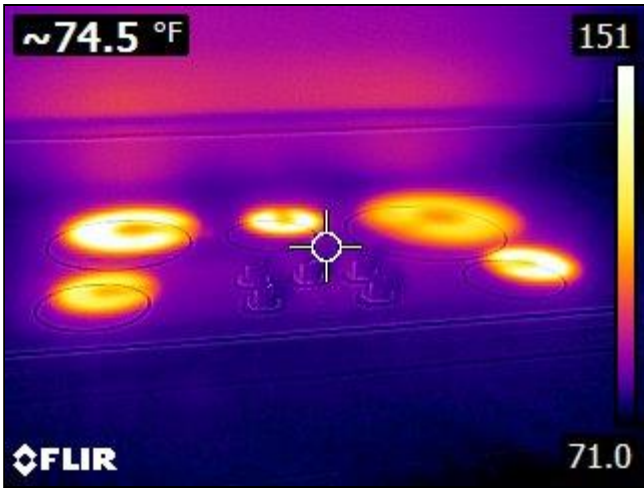


1.0 Item 1(Picture)

1.1 RANGES AND COOKTOPS

Informational

Infrared picture of range/cooktop in operation. This unit appeared operational.



1.1 Item 1(Picture) Thermal image of cooktop working.

1.2 EXHAUST FAN/RANGE HOOD/DOWNDRAFT

Inspected

1.3 GARBAGE DISPOSER

Inspected

1.4 BUILT-IN MICROWAVE

Informational

The operation of the microwave was tested using a microwave tester. This unit appeared functional at the time of inspection.



1.4 Item 1(Picture)

1.5 WALL OVEN

Informational

Infrared picture of oven in operation. This unit appeared operational.



1.5 Item 1(Picture) Thermal image of oven working.

1.6 REFRIGERATOR

Not Inspected

Refrigerators are not inspected because they are outside the scope of a standard home inspection.

1.7 WASHER/DRYER

Not Inspected

Clothes washer and dryer were not tested nor inspected. Testing these units is outside the scope of a standard home inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Please refer to our [Standards of Practice](#) for a detailed list of what is inspected and what is not inspected.

We evaluate plumbing systems and their components in accordance with state or industry standards, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will 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, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Styles & Materials

Water Source:

Public

Plumbing Supply:

Not Visible

Plumbing Distribution:

Copper
Partially Visible

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Fuel Source:

None In Unit (Community Water Heater Only)

Capacity:

UNKNOWN

Manufacturer:

UNKNOWN

Water Pressure:

ADEQUATE

Gas Distribution Piping:

None

Items

2.0 PLUMBING GENERAL

Informational

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the flooring, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawlspace and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS HOME INSPECTION HAS BEEN COMPLETED. We are informing you now that you should purchase a homeowner insurance policy and home warrantee that covers the plumbing system in the event problems develop in this system. John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this home.

2.1 PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

Informational

(1) Please note: due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire home. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumber contractor before the end of your contingency period to determine if any latent defects exist.

(2) Could not confirm that the washing machine has a drain under it. Recommend Asking HOA abut this.

2.2 FIXTURES AND CONNECTED DEVICES

Repair or Replace

(1) Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or rusted. This is indicative of a previous leak that has sealed itself. Recommend replacing these valves to prevent future leaks.



2.2 Item 1(Picture) Master bathroom.

(2) The laundry area is equipped with rubber supply lines. This type of line is prone to dry rot and failure. Advise having a licensed plumbing contractor upgrade to new steel braided hoses to prevent this condition.



2.2 Item 2(Picture)

(3) Rust, corrosion or calcification noted at one or more faucet. Advise replacement to prevent future leaks. Until then, these fixtures should be closely monitored.



2.2 Item 3(Picture) Master bathroom.

2.3 TUB/SHOWER FIXTURES

Repair or Replace

(1) The drain overflow cover appeared to be installed properly at the bathtubs. However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. Recommend further evaluation by a licensed plumber.

(2) The tub diverter did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumber or a qualified expert.



2.3 Item 1(Picture)

(3) The 2nd bedroom bathroom valve handle was noted broken at the time of the inspection. Recommend further evaluation by a licensed plumber and repair as needed.



2.3 Item 2(Picture)

(4) The 2nd bedroom bathroom valve is leaking. This condition can allow water to drain behind the wall. There may be water-related damage behind the wall which is not visible or accessible. Any existing damage within the wall cavity can only be determined with destructive testing, which is beyond the scope of a home inspection. Advise immediate repair by a licensed plumber.



2.3 Item 3(Picture)

(5) One or more tub stop was noted missing at the time of the inspection. Advise repair.



2.3 Item 4(Picture)



2.3 Item 5(Picture)

2.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Safety Concern

(1) Slow drainage was noted at the sinks in the master and 2nd bedroom bathroom.. Advise professional cleanout or necessary corrections by a licensed plumber.



2.4 Item 1(Picture) Master bathroom.



2.4 Item 2(Picture) 2nd bedroom.

(2) 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.

2.5 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Informational

There appears to be a community hot water system. This hot water unit was not inspected.



2.5 Item 1(Picture) Thermal image of water heater producing hot water.

2.6 TEMPERATURE AND PRESSURE (T&P) RELIEF VALVE

Not Inspected

2.7 WATER HEATER STRAPPING AND BRACING

Not Inspected

2.8 MAIN WATER SHUT-OFF DEVICE (Describe location)**Informational**

The main water shut-off is located in a common area and was not inspected or identified as part of this inspection. Recommend asking the home owner or home owner's association for the location.

2.9 PRESSURE REGULATOR**Informational**

The pressure regulator appears to be located in the common area. Recommend asking the home owner or home owner's association for the location.

2.10 CORRECT PLUMBING AT FAUCETS (hot left, cold right)**Inspected**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe the visually accessible areas of the: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Materials:

Sheetrock

Floor Covering(s):

Laminated T&G
Carpet, Tile

Interior Doors:

Wood

Cabinetry:

Wood

Kitchen Countertop:

Cultured Stone/Man Made

Windows:

Double Pane
Single Pane

Items

3.0 INTERIOR GENERAL

Informational

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind wall, floor and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a nonvisible or concealed area, I recommend that you have this home further examined by a qualified contractor or environmental hygienist.

3.1 CEILINGS

Repair or Replace

Moisture staining noted on the ceiling in the kitchen. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend asking seller/HOA about any leaking in the is area and/or have further evaluated by a licensed contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.



3.1 Item 1(Picture) Kitchen ceiling.

3.2 WALLS

Repair or Replace

(1) Moisture damaged wood, evidence of wood destroying organisms noted. Recommend consulting the termite inspection report for corrective actions needed.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

(2) Moisture staining noted on the wall in the kitchen and half bathroom. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.



3.2 Item 3(Picture) Under kitchen sink.



3.2 Item 4(Picture) Half bathroom.



3.2 Item 5(Picture) Half bathroom.



3.2 Item 6(Picture) Half bathroom.

3.3 FLOORS COVERINGS

Repair or Replace

Loose threshold noted at one or more area. Advise repair.



3.3 Item 1(Picture)

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

3.5 TUB/SHOWER ENCLOSURE

Informational

The tub/shower enclosures need to be periodically cleaned and recaulked to prevent moisture intrusion beyond the shower enclosure walls.

3.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Interior door sticks in one or more areas. Advise correcting and maintenance as needed.



3.6 Item 1(Picture) Master bedroom.

(2) One or more door stop is missing/damaged. Advise repair to prevent damage to the adjacent wall.



3.6 Item 2(Picture)

(3) One or more closet door appeared to be missing it's plastic floor guide. This could prove to be a pinching hazard for small children. Advise repair.



3.6 Item 3(Picture)

3.7 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) One or more fogged window noted. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.



3.7 Item 1(Picture)



3.7 Item 2(Picture)



3.7 Item 3(Picture)

(2) One or more screen is loose, missing, bent or damaged. Advise repairing as needed.



3.7 Item 4(Picture)



3.7 Item 5(Picture)

(3) Please be advised: Failed seals in insulated glass (double-pane) windows are not always detectable. In some instances inspector may not be able to disclose the exact condition of every window, depending on the ambient conditions (weather) or if the windows are dirty at time of inspection. Moisture between panes of glass in a double-pane window with a failed seal may or may not be observable depending on variations in ambient conditions such as temperature and humidity. Windows are reported as they are observed at the time of the inspection only. If you have present or future concerns regarding the integrity of thermal pane seals, it is strongly suggested that you consult with a licensed window contractor for further evaluation. This inspection is not a warranty or guarantee of any kind regarding the integrity of the windows.

3.8 ATTIC

Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Common 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.

Styles & Materials

Electrical Service Conductors:

Below Ground

Panel Type:

Circuit Breakers

Panel Capacity:

Unlabeled

Electric Panel Manufacturer:

CHALLENGER

Branch Wire 15 and 20 Amp:

Copper

Wiring Methods:

Romex

Exterior Lighting Control:

Standard switched

Items

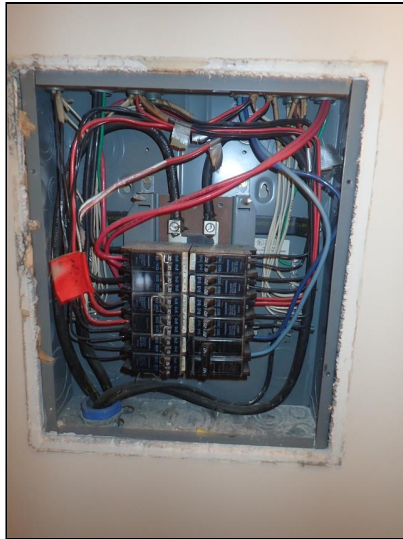
4.0 MAIN AND DISTRIBUTION PANELS

Inspected

Pictures of electrical panel.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 SYSTEM GROUNDING AND GROUNDING EQUIPMENT

Inspected

4.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

Informational

The sub-panel is located in the laundry room.



4.2 Item 1(Picture)

4.3 OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

4.4 BRANCH CIRCUIT CONDUCTORS

Informational

Please note: due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout this entire home. Damage to the insulation or wiring itself can be present in a non-visible location. You may wish to have the branch circuit wiring further explored by a licensed electrical contractor before the end of your contingency period to determine if any latent defects exist.

4.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and

on the dwelling's exterior walls)**Repair or Replace**

One or more light is inoperable; possibly due to bulb. Advise replacing bulbs and checking the operation of these fixtures. If light fails to work, further evaluation by a licensed electrician is recommended.



4.5 Item 1(Picture) Master bathroom.

4.6 EXTERIOR LIGHTING (Patio lights, motion sensors)

Inspected

4.7 POLARITY AND GROUNDING OF RECEPTACLES

Inspected

4.8 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

4.9 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Not Present

4.10 SMOKE DETECTORS

Repair or Replace, Safety Concern

Smoke detectors noted in the hallway operable at the time of the inspection. Recommend installing smoke detectors in all bedrooms for safety.

4.11 CARBON MONOXIDE DETECTOR(S) (Describe number and location)

Repair or Replace, Safety Concern

A Carbon Monoxide detector is not installed in the common hallway as required. Recommend correcting and advise installing by a qualified person.

4.12 CABLE AND TELEPHONE ENTRANCE

Not Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Unknown

Floor System Insulation:

Unknown/Not Visible

Exhaust Fans:

Fan

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Items

5.0 INSULATION IN ATTIC

Not Inspected

5.1 INSULATION UNDER FLOOR SYSTEM

Not Inspected

5.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Not Inspected

5.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

If this home is identified as having a Tile roof covering, it was inspected from the ground and attic to avoid damaging the roof covering, and possibly voiding the warranty. This is in accordance with the CREIA and ASHI standards of practice. The entire roof was not visible and I cannot guarantee that all of the tiles are in good condition. I recommend that you have the roof inspected by a licensed roof contractor if you are concerned that there may be tiles that are broken or have slipped out of position.

We recommend that you include "roof" coverage on a home warranty. To guarantee this roof will not leak, you would need to have a roofing company perform a water test and issue a roof certification, which is beyond the scope of a home inspection. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Please note that a home inspection is neither a guarantee of any kind against leaking, nor a warranty of the longevity of the roof. It is a visual evaluation of the roof and the attic below. We strongly recommend that you purchase and maintain a roof rider with your home warranty.

Items

6.0 ROOF COVERINGS

Informational

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the roof in any way. Please contact the HOA for information regarding the condition of the roof, repair history, or any other roof concerns.

6.1 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Not Inspected

6.2 ROOF SHEATHING (As observable from attic)

Not Inspected

6.3 ROOF DRAINAGE SYSTEMS

Not Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:

STUCCO

Items

7.0 EXTERIOR GENERAL INFORMATION

Informational

This inspection is being performed on a condominium. A condo inspection is limited to the interior space only, and does not include the exterior beyond attached balconies or private patios, which may still be the responsibility of the HOA. Please contact the HOA for information regarding the condition of the exterior, repair history, or any other exterior concerns.

7.1 WALL CLADDING FLASHING AND TRIM

Not Inspected

7.2 WINDOWS

Inspected

7.3 DOORS (Exterior)

Repair or Replace

Moisture damaged wood noted at the exterior master bedroom door. Recommend consulting the termite inspection report for corrective actions needed.



7.3 Item 1(Picture)

7.4 EAVES, SOFFITS AND FASCIAS

Not Inspected

7.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Not Inspected

7.6 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Not Inspected

7.7 TEMPERED GLASS PRESENT AT DOORS AND WINDOWS

Inspected

7.8 FENCING AND GATES

Not Inspected

7.9 CRAWLSPACE

Not Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Not Visible

Floor Structure:

Not visible

Columns or Piers:

Not Visible

Ceiling Structure:

Not visible

Roof Structure:

Not visible

Method used to observe attic:

Inaccessible

Items

8.0 STRUCTURAL GENERAL INFORMATION

Informational

This inspection is being performed on a condominium or townhome. A condo/townhome inspection is limited to the interior space only, and does not include the structural components or foundation in any way. Please contact the HOA for information regarding the condition of the structure and foundation, repair history, or any other structural concerns.

8.1 WALLS (Structural)

Not Inspected

8.2 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Informational

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

8.3 COLUMNS OR PIERS

Not Inspected

8.4 FLOORS (Structural)

Informational

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation where visible. Our review of the home's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

8.5 CEILINGS (structural)

Not Inspected

8.6 ROOF STRUCTURE AND ATTIC

Not Inspected

8.7 PRESENCE OF FOUNDATION BOLTS

Not Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heat System Brand:

UNKNOWN

Ductwork:

Not Visible

Filter Type:

Disposable

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

UNKNOWN

Number of AC Only Units:

One

Types of Fireplaces:

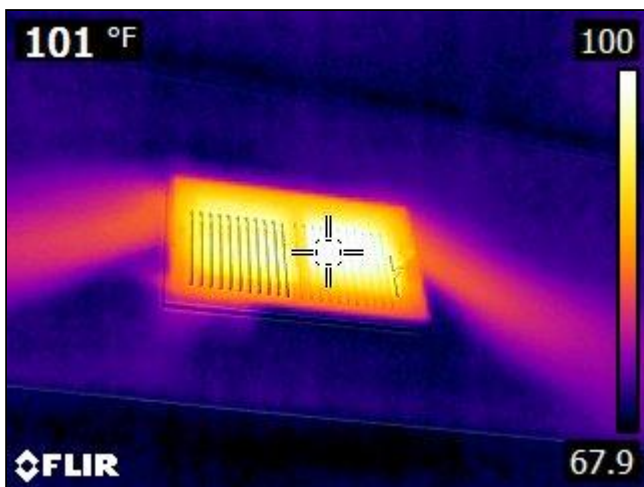
Sealed off

Items

9.0 HEATING EQUIPMENT

Repair or Replace

(1) The heat pump appeared to turn on and produce heat at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. These units will typically last between 10-20 years. However, due to the mild climate in San Diego county, it is not uncommon to see older units (20+years) still in use. If you are concerned with the condition of the heat pump, you should consult with a licensed HVAC contactor to determine life remaining and/or potential cost of replacement.



9.0 Item 1(Picture) Thermal image of heater producing hot air.

(2) The heat pump/AC door could not be opened. Some of the screws appeared to be stripped or stuck with paint. Recommend having seller make accessible and have further evaluated by a licensed HVAC contractor to determine if any corrections are needed at this time.

9.1 NORMAL OPERATING CONTROLS

Informational

The thermostat is located in the hall.



9.1 Item 1(Picture)

9.2 AUTOMATIC SAFETY CONTROLS

Inspected

9.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

9.4 FLUE(S) FOR HEATING EQUIPMENT

Not Present

9.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) The filter is dirty and needs to be cleaned and/or replaced.



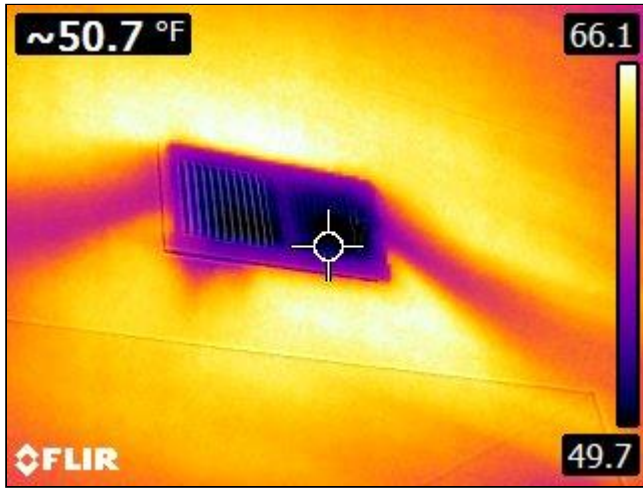
9.5 Item 1(Picture)

(2) Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire home. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

9.6 COOLING AND AIR HANDLER EQUIPMENT

Informational

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. During the test of this home air conditioning system a minimum split of 14 degrees was achieved and appears to be functional.



9.6 Item 1(Picture) Thermal image of AC producing cool air.

9.7 NORMAL OPERATING CONTROLS

Inspected

9.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. General Pictures

Items

10.0 KITCHEN

Informational
Kitchen.



10.0 Item 1(Picture)

10.1 DINING AREA

Informational
Dining Area.



10.1 Item 1(Picture)

10.2 LIVING ROOM

Informational

Living Room.



10.2 Item 1(Picture)

10.3 MASTER BEDROOM

Informational

Master Bedroom.



10.3 Item 1(Picture)

10.4 MASTER BATHROOM

Informational

Master Bathroom.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

10.5 1/2 BATHROOM

Informational

1/2 Bathroom.



10.5 Item 1(Picture)

10.6 2ND BEDROOM

Informational

2nd Bedroom.



10.6 Item 1(Picture)

10.7 BATHROOM AT BEDROOM #2

Informational

Private Bathroom at Bedroom #2



10.7 Item 1(Picture)

10.8 LAUNDRY ROOM/AREA

Informational

Laundry Room.



10.8 Item 1(Picture)

General Summary

John Robinson's Inspection Group

**1568 Alcalá Ct
San Diego, CA
92111**

Customer
Natalie Peled

Address
650 Columbia St
Unit 411
San Diego CA 92101

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

2. Plumbing System

2.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEM

Informational

(2) Could not confirm that the washing machine has a drain under it. Recommend Asking HOA about this.

2.2 FIXTURES AND CONNECTED DEVICES

Repair or Replace

(1) Some of the angle stops/shut off valves and/or supply lines under the sinks or behind the toilets are corroding, have mineral deposits or rusted. This is indicative of a previous leak that has sealed itself. Recommend replacing these valves to prevent future leaks.

(2) The laundry area is equipped with rubber supply lines. This type of line is prone to dry rot and failure. Advise having a licensed plumbing contractor upgrade to new steel braided hoses to prevent this condition.

(3) Rust, corrosion or calcification noted at one or more faucet. Advise replacement to prevent future leaks. Until then, these fixtures should be closely monitored.

2.3 TUB/SHOWER FIXTURES

Repair or Replace

(1) The drain overflow cover appeared to be installed properly at the bathtubs. However, determining if the drain line is properly connected behind these covers is beyond the scope of this inspection. Recommend further evaluation by a licensed plumber.

(2) The tub diverter did not function properly at the time of the inspection. Water sprays from shower head and tub spout at the same time. This is typically due to corrosion and or hard water build-up. Recommend further evaluation by a licensed plumber or a qualified expert.

(3) The 2nd bedroom bathroom valve handle was noted broken at the time of the inspection. Recommend further evaluation by a licensed plumber and repair as needed.

(4) The 2nd bedroom bathroom valve is leaking. This condition can allow water to drain behind the wall. There may be water-related damage behind the wall which is not visible or accessible. Any existing damage within the wall cavity can only be determined with destructive testing, which is beyond the scope of a home inspection. Advise immediate repair by a licensed plumber.

(5) One or more tub stop was noted missing at the time of the inspection. Advise repair.

2.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Safety Concern

(1) Slow drainage was noted at the sinks in the master and 2nd bedroom bathroom.. Advise professional cleanout or necessary corrections by a licensed plumber.

2.5 WATER HEATERS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Informational

There appears to be a community hot water system. This hot water unit was not inspected.

2.8 MAIN WATER SHUT-OFF DEVICE (Describe location)

Informational

The main water shut-off is located in a common area and was not inspected or identified as part of this inspection. Recommend asking the home owner or home owner's association for the location.

3. Interiors

3.1 CEILINGS

Repair or Replace

Moisture staining noted on the ceiling in the kitchen. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend asking seller/HOA about any leaking in the is area and/or have further evaluated by a licensed contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

3.2 WALLS

Repair or Replace

(1) Moisture damaged wood, evidence of wood destroying organisms noted. Recommend consulting the termite inspection report for corrective actions needed.

(2) Moisture staining noted on the wall in the kitchen and half bathroom. This could be indicative of a previous leak. The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed contractor to determine if repairs are needed at this time. Please note: determining if damage exist behind the walls of any surface is beyond the scope of this inspection.

3.3 FLOORS COVERINGS

Repair or Replace

Loose threshold noted at one or more area. Advise repair.

3.6 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Interior door sticks in one or more areas. Advise correcting and maintenance as needed.

(2) One or more door stop is missing/damaged. Advise repair to prevent damage to the adjacent wall.

(3) One or more closet door appeared to be missing it's plastic floor guide. This could prove to be a pinching hazard for small children. Advise repair.

3.7 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

- (1) One or more fogged window noted. This is indicative of failed hermetic seals. This condition will reduce the visibility and thermal efficiency of these windows. Recommend further evaluation by a licensed window contractor to determine repairs needed at this time.
- (2) One or more screen is loose, missing, bent or damaged. Advise repairing as needed.

4. Electrical System

4.5 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

One or more light is inoperable; possibly due to bulb. Advise replacing bulbs and checking the operation of these fixtures. If light fails to work, further evaluation by a licensed electrician is recommended.

4.10 SMOKE DETECTORS

Repair or Replace, Safety Concern

Smoke detectors noted in the hallway operable at the time of the inspection. Recommend installing smoke detectors in all bedrooms for safety.

4.11 CARBON MONOXIDE DETECTOR(S) (Describe number and location)

Repair or Replace, Safety Concern

A Carbon Monoxide detector is not installed in the common hallway as required. Recommend correcting and advise installing by a qualified person.

7. Exterior

7.3 DOORS (Exterior)

Repair or Replace

Moisture damaged wood noted at the exterior master bedroom door. Recommend consulting the termite inspection report for corrective actions needed.

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Repair or Replace

(1) The heat pump appeared to turn on and produce heat at the time of inspection. However, determining the life remaining is beyond the scope of a home inspection. These units will typically last between 10-20 years. However, due to the mild climate in San Diego county, it is not uncommon to see older units (20+years) still in use. If you are concerned with the condition of the heat pump, you should consult with a licensed HVAC contractor to determine life remaining and/or potential cost of replacement.

9.5 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) The filter is dirty and needs to be cleaned and/or replaced.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chad Stewart

INVOICE

John Robinson's Inspection Group
1568 Alcalá Ct
San Diego, CA
92111
Inspected By: Chad Stewart

Inspection Date: 3/12/2019
Report ID: 031219CS15

Customer Info:	Inspection Property:
Natalie Peled Customer's Real Estate Professional: Michael Wolf Ascent	650 Columbia St Unit 411 San Diego CA 92101

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	410.00	1	410.00
			Tax \$0.00
			Total Price \$410.00

Payment Method:
Payment Status:
Note:

The address of the property is: 650 Columbia St Unit 411 San Diego CA 92101
 Fee for the home inspection is \$410.00.

THIS IS A LEGALLY BINDING CONTRACT. PLEASE READ IT.

I/We (Client) hereby request a limited, visual, non-intrusive, non-destructive, non-technically exhaustive generalist inspection of the structure at noted address to be conducted by John Robinson's Inspection Group, (Company), for my/our sole use and benefit for the agreed upon fee of \$410.00. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I/We further warrant that I/We will read the entire inspection report when I receive it and promptly call the inspector with any questions I/We may have.

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a limited, visual, non-invasive, non-destructive, non-technically exhaustive evaluation, performed for the fee set forth on the attached invoice, designed to identify material defects in the systems, structures, and components of the above-referenced primary building and its associated primary parking structure as they exist at the time of the inspection. A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective. The inspection shall be limited to those specific systems, structures, and components that are present and VISUALLY ACCESSIBLE at the date and time of the inspection. Components and systems shall be operated with normal user controls only and as conditions permit. NO RETURN TRIPS ARE INCLUDED. RETURN TRIPS WILL BE BILLED AS A NEW INSPECTION.

The inspection will be performed in accordance with the Standards Practice set forth by the International Association of Certified Home Inspectors, available at our website (www.jrinspections.com) in effect at the time of this inspection. Inspector shall prepare a written inspection report for the sole use and benefit of Client. The inspection report shall describe and identify the inspected systems, structures, and components of the building and identify material defects in those systems, structures, and components observable during the inspection, with the limitations defined below.

THIS INSPECTION IS A LIMITED, VISUAL, NON-DESTRUCTIVE, NON-INTRUSIVE, NON-TECHNICALLY EXHAUSTIVE EVALUATION OF THE ABOVE-REFERENCED PRIMARY BUILDING AND ITS ASSOCIATED PRIMARY PARKING STRUCTURE. DEFECTS THAT ARE CONCEALED ARE SPECIFICALLY DISCLAIMED. THIS INCLUDES DEFECTS THAT ARE CONCEALED IN THE WALLS, BEHIND WALL COVERINGS, UNDER FLOOR COVERINGS, CONCEALED WITH FRESH PAINT, SOIL, VEGETATION, OR OTHER LANDSCAPING. CLIENT UNDERSTANDS THAT INSPECTOR WILL USE ALL TOOLS AT HIS DISPOSAL WITH CLIENT'S BEST INTEREST IN MIND, BUT THAT SOME CONCEALED DEFECTS MAY GO UNDETECTED. CLIENT AGREES TO HOLD JOHN ROBINSON'S INSPECTION GROUP AND IT'S REPRESENTATIVES HARMLESS IF CLIENT DISCOVERS CONCEALED DEFECTS THAT WERE UNDETECTED DURING THIS VISUAL, NON-DESTRUCTIVE, NON-INTRUSIVE, NON-TECHNICALLY EXHAUSTIVE INSPECTION.

I have read and agree to the Scope of the Inspection: (Initial Here) _____/_____

****Client agrees to read the entire inspection report when it is received and shall promptly call the inspector with any questions or concerns client may have regarding the real estate inspection or the inspection report. ****

LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: Excluded from this real estate inspection is any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. In addition to concealed defects, the following are excluded from the scope of this real estate inspection unless specifically agreed to in writing:

- Determining compliance with each manufacturers' specifications, researching building codes for the year built or modified, ordinances, regulations, covenants, or other restrictions (such as HOA rules), including local interpretations thereof.
- Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices, unless agreed to in writing), square footage, contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers. John Robinson's Inspection Group does not endorse nor inspect unpermitted structures or additions and exclusively disclaims them from our inspection and inspection report.
- Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
- Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew or the damage caused thereby. Mold determination is not part of this inspection. If evidence of unidentified stains is noted, a specialist should be consulted to determine type. Mold has been known to cause health risks.
- Certain factors relating to any systems, structures, or components of the building, including, but not limited to: Recalls, adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.

- Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, test or analysis. Home Inspector is limited to evaluating components from standard service or access covers.
- Examining or evaluating fire-resistive qualities of any system, structure or component of the building.
- Systems, structures, or components of the building, which are not permanently installed (such as refrigerators, window AC, etc).
- Systems, structures, or components that are not part of the main house, unless specifically identified in the written inspection report.
- Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest (HOA).
- Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
- Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, computer networks, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems.
- Evaluation of any pool, spa, barn, fence, irrigation system, or structures other than the main building unless agreed to in writing.
- Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
- Environmental evaluation and inspection. The building inspection is not intended to determine the presence of lead, radon, mold, PCB's, mildew, urea- formaldehyde, asbestos, sulfur, contaminated drywall, Chinese drywall, or other toxins in the building, ground, water or air. Services for inspecting or evaluating the excluded items listed above may be available from Company for an additional fee or from 3rd party specialists qualified to inspect or evaluate a particular category or item.

Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist. If Inspector recommends contacting other specialized experts, Client agrees to do so at their own expense before the end of his/her contingency period. Inspector is not responsible and will be held harmless for Client's failure to follow further evaluation recommendations.

I have read and agree to the Exceptions and Exclusions: (Initial Here) _____/_____

It is Client's duty and obligation to exercise reasonable care to protect him or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. Client agrees to act on the recommendations of the inspector.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Company do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.**

SEVERABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the court's holding.

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for payment of inspection fee, shall be resolved between the parties by **BINDING ARBITRATION** conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the Home Inspection industry and standards of practice. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions, which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

LIABILITY LIMITS: Client agrees that Company's liability arising from any and all disputes, claims of negligence or non-performance under the obligations defined in this contract, shall be limited to no more than **THREE** times the inspection fee paid by client for the inspection service.

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall immediately notify Inspection Company in writing and allow Company and/or Company's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency. Client agrees to hold Company harmless if client fails to inform the Inspection Company prior to performing repairs.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns.

This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Company that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement. A 24-hour cancellation notice is requested. Inspections cancelled within 24 hours will be charge a \$150 cancellation fee. Inspections terminated onsite due to absence of utility service will be billed the entire inspection fee.

I have read this entire agreement, and I understand and agree to be bound by the terms of this contract. **THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY EITHER PARTY.** I am aware that this is a limitation of liability and a contract between me and John Robinson's Inspection Group. In the event of refund of the fees charged, such refund shall be accepted by the undersigned as full and final settlement of all claims and causes of action against Company and/or inspector as agreed herein. Acceptance of this report constitutes acceptance of all contractual terms herein.

Client Signature _____ Date _____

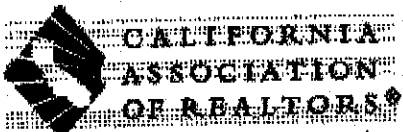
Print Client's First and Last Name _____

2nd Client Signature _____ Date _____

Print 2nd Client's First and Last Name _____

Inspector Signature _____ Date _____

Report ID: 031219CS15



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 4/14)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF
San Diego, **COUNTY OF** San Diego, **STATE OF CALIFORNIA,**
DESCRIBED AS 650 Columbia St Unit 411, San Diego, CA 92101-6739

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) March 6, 2019 **IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquakes, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: _____

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.
A. The subject property has the items checked below: *

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Range | <input type="checkbox"/> Walk/Window Air Conditioning | <input type="checkbox"/> Pool |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Child Resistant Barrier |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Public Sewer System | <input type="checkbox"/> Pool/Spa Heater: |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Trash Compactor | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Heater: |
| <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Patio/Decking | <input checked="" type="checkbox"/> Water Supply: |
| <input type="checkbox"/> Rain Gutters | <input type="checkbox"/> Built-in Barbecue | <input checked="" type="checkbox"/> City <input type="checkbox"/> Well |
| <input type="checkbox"/> Burglar Alarms | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Private Utility or Other _____ |
| <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input checked="" type="checkbox"/> Security Gate(s) | <input checked="" type="checkbox"/> Gas Supply: |
| <input checked="" type="checkbox"/> Smoke Detector(s) | <input checked="" type="checkbox"/> Garage: | <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) |
| <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Window Screens |
| <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Carport | <input type="checkbox"/> Window Security Bars |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Automatic Garage Door Opener(s) | <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Number Remote Controls <u>1</u> | <input type="checkbox"/> Water-Conserving Plumbing Fixtures |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Sauna | |
| <input checked="" type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Hot Tub/Spa: | |
| <input type="checkbox"/> Evaporator Cooler(s) | <input type="checkbox"/> Locking Safety Cover | |
| <input checked="" type="checkbox"/> Exhaust Fan(s) in <u>X Bathroom/Kitchen</u> | <input type="checkbox"/> 220 Volt Wiring in <u>X kitchen</u> | Fireplace(s) in <u>X</u> |
| <input type="checkbox"/> Gas Starter <u>NO</u> | <input type="checkbox"/> Roof(s): Type <u>X</u> | Age <u>X</u> (approx.) |
| <input type="checkbox"/> Other: _____ | | |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes No. If yes, then describe. (Attach additional sheets if necessary): _____

(*see note on page 2)
Buyer's Initials MR
Seller's Initials MS

Property Address: 650 Columbia St Unit 411, San Diego, CA 92101-8739

Date: March 6, 2019

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: Dry rot in living room will be removed and glass installed)

If any of the above is checked, explain. (Attach additional sheets if necessary.):

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 18890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

C. Are you (Seller) aware of any the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property. Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property. Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property. Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof. Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
8. Flooding, drainage or grading problems. Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements. Yes No
11. Neighborhood noise problems or other nuisances. Yes No
12. CC&R's or other deed restrictions or obligations. Yes No
13. Homeowners' Association which has any authority over the subject property. Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). Yes No
15. Any notices of abatement or citations against the property. Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.):

Yes answers refer to property being part of a condominium

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.6 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials [Signature]

Seller's Initials [Signature]

TDS REVISED 4/14 (PAGE 2 OF 3)

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)



Property Address: 650 Columbia St Unit 411, San Diego, CA 92101-8730 Date: March 8, 2019
Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.
→ Seller *Katherine Jeffery* Date X 3-7-19
Seller _____ Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Michael Anthony Properties By *Mike Brunnholz* Date 3/7/19
(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

AGENTS VISUAL INSPECTION TO FOLLOW

Agent (Broker Obtaining the Offer) Ascent real estate By *Jessica Wolf* Date 3/14/2019
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT
→ Seller *Katherine Jeffery* Date X 3-7-19 Buyer *Natalie Peled* Date 3/20/2019
Katherine Jeffery Date _____ Buyer 1329CD21C5A5442... Date 3/24/2019
Seller _____ Date _____ Buyer 82319F4DAE2A40F... Date _____

Agent (Broker Representing Seller) Michael Anthony Properties By *Mike Brunnholz* Date 3/7/19
(Please Print) (Associate Licensee or Broker Signature)
Agent (Broker Obtaining the Offer) Ascent Real Estate By *Jessica Wolf* Date 3/20/2019
(Please Print) (Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.
A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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CALIFORNIA
ASSOCIATION
OF REALTORS

SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as
650 Columbia St Unit 411, Assessor's Parcel No. 535-700-22-03
situated in San Diego, County of San Diego California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
• Answer based on actual knowledge and recollection at this time.
• Something that you do not consider material or significant may be perceived differently by a Buyer.
• Think about what you would want to know if you were buying the Property today.
• Read the questions carefully and take your time.
• If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
• Something that may be material or significant to you may not be perceived the same way by the Seller.
• If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
• Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
• Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:		ARE YOU (SELLER) AWARE OF...	
1. Within the last 3 years, the death of an occupant of the Property upon the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
3. The release of an illegal controlled substance on or beneath the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
4. Whether the Property is located in or adjacent to an "Industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
5. Whether the Property is affected by a nuisance created by an "Industrial use" zone.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
6. Whether the Property is located within 1 mile of a former federal or state ordnance location. (In general, an area once used for military training purposes that may contain potentially explosive munitions.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
8. Insurance claims affecting the Property within the past 5 years	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
9. Matters affecting title of the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Explanation, or (if checked) see attached:
Claims filed by owner for leak from deck that has been repaired

Buyer's Initials MP MC

Seller's Initials RJG



Property Address: 680 Columbia St Unit 411, San Diego, CA 92101-6739

Date: March 6, 2019

B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
4. Any part of the Property being painted within the past 12 months Yes No
5. Whether the Property was built before 1978: Yes No
 - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed? Yes No
 - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Yes No

Explanation: _____

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) Yes No
3. An alternative septic system on or serving the Property Yes No

Explanation: _____

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No

Explanation: _____

E. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property Yes No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: Deck Leaked

F. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

1. Pets on or in the Property Yes No
2. Problems with livestock, wildlife, insects or pests on or in the Property Yes No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above, Yes No
If so, when and by whom: _____

Explanation: _____

Buyer's Initials DS
MP MR
SPQ REVISED 6/18 (PAGE 2 OF 4)

Seller's Initials [Signature]

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)



Property Address: 850 Columbia St Unit 411, San Diego, CA 92101-0739

Date: March 8, 2019

G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- 1. Surveys, easements, encroachments or boundary disputes Yes No
- 2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage Yes No
- 3. Use of any neighboring property by you Yes No

Explanation: _____

H. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- 1. Diseases or infestations affecting trees, plants or vegetation on or near the Property Yes No
- 2. Operational sprinklers on the Property Yes No
 - (a) If yes, are they automatic or manually operated.
 - (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ... Yes No
- 3. A pool heater on the Property Yes No
 - If yes, is it operational? Yes No
- 4. A spa heater on the Property Yes No
 - If yes, is it operational? Yes No
- 5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired Yes No

Explanation: _____

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

- 1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No
- 2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property Yes No
- 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement Yes No

Explanation: CCR's & by laws

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- 1. Any other person or entity on title other than Seller(s) signing this form Yes No
- 2. Leases, options or claims affecting or relating to title or use of the Property Yes No
- 3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
- 4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity Yes No
- 5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? Yes No
- 6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? Yes No

Explanation: _____

K. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- 1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Buyer's Initials [Signature]

Seller's Initials [Signature]

SPQ REVISED 6/18 (PAGE 3 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)



Property Address: **650 Columbia St Unit 411, San Diego, CA 92101-6739**

Date: **March 6, 2019**

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife

Yes No

Explanation:

L. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
- 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes No
- 3. Existing or contemplated building or use moratoria that apply to or could affect the Property Yes No
- 4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property Yes No
- 5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
- 6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed Yes No
- 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property Yes No
- 8. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
- 9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No

Explanation:

M. OTHER:

ARE YOU (SELLER) AWARE OF...

- 1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller Yes No
(If yes, provide any such documents in your possession to Buyer.)
- 2. Any occupant of the Property smoking on or in the Property Yes No
- 3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation:

VI. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller *Katherine Jeffery*
Seller

Katherine Jeffery Date *3/7/19*
Date

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer *Natalie Peled* DocuSigned by:
Buyer *Mario Guarantiello*
1329CD21C5A5442

Date *3/20/2019* | 12:14 PM PDT
Date

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SPQ REVISED 6/18 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

Prepared with zipForm® by zipLogix 10070 Friess Mile Road, Fraser, Michigan 48026 www.zipLogix.com

650 Columbia St.





CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE (C.A.R. Form SPQ, Revised 8/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as 650 Columbia St Unit 411, Assessor's Parcel No. 535-700-22-83 situated in San Diego, County of San Diego, California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
• Something that you do not consider material or significant may be perceived differently by a Buyer.
• Think about what you would want to know if you were buying the Property today.
• Read the questions carefully and take your time.
• If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
• If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BML).
• Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
• Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:

ARE YOU (SELLER) AWARE OF...

- 1. Within the last 3 years, the death of an occupant of the Property upon the Property... [] Yes [X] No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine... [] Yes [X] No
3. The release of an illegal controlled substance on or beneath the Property... [] Yes [X] No
4. Whether the Property is located in or adjacent to an "industrial use" zone... [] Yes [X] No
5. Whether the Property is affected by a nuisance created by an "industrial use" zone... [] Yes [X] No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location... [] Yes [X] No
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision... [X] Yes [] No
8. Insurance claims affecting the Property within the past 5 years... [X] Yes [] No
9. Matters affecting title of the Property... [] Yes [X] No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer... [] Yes [X] No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3... [] Yes [X] No

Explanation, or [] (if checked) was attached:

Claims filed by owner for leak from deck that has been repaired see attachment

Buyer's Initials

Seller's Initials

Property Address: 699 Columbia St Unit 411, San Diego, CA 92101-8739

Date: March 6, 2019

B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

- 1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
- 2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
- 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
- 4. Any part of the Property being painted within the past 12 months. Yes No
- 5. Whether the Property was built before 1978. Yes No
 - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed? Yes No
 - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Yes No

Explanation: _____

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

- 1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
- 2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) Yes No
- 3. An alternative septic system on or serving the Property. Yes No

Explanation: _____

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- 1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No

Explanation: _____

E. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- 1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or seepage, on or affecting the Property Yes No
- 2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property Yes No
- 3. Rivers, streams, flood channels, underground/springs, high water table, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: Deck Leaked see attachment A

F. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- 1. Pets on or in the Property Yes No
- 2. Problems with livestock, wildlife, insects or pests on or in the Property Yes No
- 3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
- 4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. Yes No

Explanation: _____

Buyer's Initials

MP MR

Seller's Initials

ds

SPQ REVISED 6/18 (PAGE 2 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

Produced with ZForms by ZPLegal 16000 Eichen Hill Road, Premier, Michigan 48869 www.zforms.com

699 Columbia St.



Attachment A

On or about April 1, 2017 we were notified that there were water spots on the ceiling of our neighbor directly below us. We called our contractor to investigate. The contractor determined the water source was from our outside patio/decking. The tile that was put over the original surface was too high and during very heavy rain the water was not able to drain fast enough and absorbed into the stucco causing wood damage to out door, window, and wall. It also went down to our neighbor causing damage to their ceiling and walls. Our contractor remediated the water damage downstairs and any mold they may have had, they corrected everything downstairs to the neighbor's satisfaction.

We subsequently had the tile remove from our deck and re surfaced and are in the process of repairing the door, window, and wall that was damaged.

Attached is all the paperwork we have regarding this issue.

DocuSigned by:
Jessica Wolf
AF8C3A2863874F7...
3/14/2019 | 10:19 PM PDT

DocuSigned by:
Natalie Peled
1329CD21C5A5442...
3/20/2019 | 12:14 PM PDT

DocuSigned by:
Mario Guarantello
82319F4DAE2A40F...
3/21/2019 | 7:33 AM PDT

MASSIE BERMAN

A Professional Law Corporation

3588 Fourth Avenue, Suite 200
San Diego, CA 92103

Andrew E. Berman
Telephone 619.260.9010
Facsimile 619.260.9016
ABerman@massieberman.com

DocuSigned by:

Mario Guarantiello

3/21/2019 | 7:33 AM PDT

82319F4DAE2A40F...

DocuSigned by:

Natalie Peled

1329CD21C5A5442...

December 13, 2013

3/20/2019 | 12:14 PM PDT

**ATTORNEY-CLIENT
PRIVILEGED COMMUNICATION**

Watermark Owners' Association
c/o Audrey Madueno, CCAM
Action Property Management
1133 Columbia Street, Suite 106
San Diego, CA 92101

Re: *Watermark Owners' Association v. JWC Construction, Inc., et al.*
Matter No: 5100.27

Dear Watermark Homeowner:

The law firm of Massie-Berman represents Watermark Owners' Association ("Association") in a construction defect lawsuit it filed on December 6, 2013 against the general contractor JWC Construction, Inc. dba Jon Wayne Construction and others, titled *Watermark Owners' Association v. JWC Construction, Inc., et al.*, San Diego Superior Court Case No. 37-2013-00078662-CU-CD-CTL. After due consideration of the various issues before it, as well as the long-term needs of the Association, the decision was made to file the present lawsuit.

The Association's preliminary list of defects, which may be amended from time to time, presently consists of the installation of windows and related systems. Please be advised that a final determination as to whether this list of alleged defects is accurate and complete has not been made.

Neither the Association, its Board of Directors, agents nor this law firm provide this notice with the intent to advise any owner regarding his/her disclosure obligations in selling his/her unit, in obtaining refinancing or for any other purpose. All unit owners should consult with his/her real estate agent, lender, personal attorney and/or other professional with respect to such matters.

Very truly yours,



Andrew E. Berman

AEB:eab

**M A S S I E
B E R M A N**

A Professional Law Corporation

3588 Fourth Avenue, Suite 200
San Diego, CA 92103

Andrew E. Berman
Telephone 619.260.9010
Facsimile 619.260.9016
ABerman@massieberman.com

January 3, 2017

DS
MP

Watermark Homeowners
650 Columbia Street
San Diego, CA 92101

Re: Watermark Owners' Association v. JWC Construction, Inc., et al.
Matter No: 5100.27

Dear Watermark Homeowner,

I am pleased to announce that the Association's construction defect lawsuit filed against JWC Construction, Inc. and others titled *Watermark Owners' Association v. JWC Construction, Inc., et al. Case No. 37-2013-00078662-CU-CD-CTL*, has settled and that the lawsuit has been dismissed with prejudice. The Association is no longer in litigation.

Thank you all for your patience.

Very truly yours,



Andrew E. Berman

AEB:bjja

McKinney Contracting Inc.
8863 Balboa Ave. Suite C
San Diego, CA 92123
619-244-8293
Accounting@mckinneycontracting.com
mckinneycontracting.com

DS
NP

3/20/2019 | 12:14 PM PDT

DS
MR



(619) 606-2009

PROPOSAL

ADDRESS

Kate Jeffery
650 Columbia St. #411
San Diego, Ca 92101

PROPOSAL # 1401

DATE 01/07/2019

JOB NAME

650 Columbia St. #411

ACTIVITY

AMOUNT

Exterior Doors and Windows:	10,500.00
- Supply (1) Single Pair French doors- each door is 30"w x 95"H x 1-1/2" with tinted glass	
- Supply (1) Single French door with (2) non operable side lights- 30"w x 95"H x 1-1/2" thick, side lights are 17"w x 95"H	
- Supply (1) Window 21-1/2"w x 73"h overall height is 98" non operable	
- Supply (1) Window 25"w x 73"H overall height 98" non operable	
 Exterior Doors and Windows Installation: (NO STUCCO WORK)	 10,500.00
- Remove existing doors and windows at exterior patio	
- Install (1) Single Pair French doors- each door is 30"w x 95"H x 1-1/2" with tinted glass	
- Install (1) Single French door with (2) non operable side lights- 30"w x 95"H x 1-1/2" thick, side lights are 17"w x 95"H	
- Install (1) Window 21-1/2"w x 73"h overall height is 98" non operable	
- Install (1) Window 25"w x 73"H overall height 98" non operable	
- Install new interior trim at new doors and windows	
- Repair deck at new installations and recoat with new color	
- Paint all surfaces inside and out	
- Rework electrical as needed to relocate existing receptacle	

TOTAL **\$21,000.00**

Accepted By

Accepted Date

Natalie Peled / 20/2019 | 12:14 PM PDT

DocuSigned by:

Mario Guarantiello

3/21/2019 | 7:33 AM PDT

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**ProCore Restoration**

27590 Avenida Halago
Menifee CA, 92585
Tel: 619-246-4596

Client: Tom
Property: 650 Columbia St. Unit 311
San Diego , CA 92101

Operator: PROCORER

Estimator: Gerardo Arias
Company: ProCore Restoration
Business: 27590 Avenida Halago
Menifee, CA 92585

Business: (619) 246-4596
E-mail: procorerestoration@gmail.com

Type of Estimate: Mold
Date Entered: 3/28/2017
Date Assigned:

Price List: CASD8X_MAR17
Labor Efficiency: Restoration/Service/Remodel
Estimate: 650_COLOMBIA_MOLD

Mold Remediation Guidelines

Before the early 1990s, many people were unaware of the risks to occupant and worker health caused by mold cleanups. Therefore, cleanups were often done without adequate safety precautions. In 1993, a major milestone in changing attitudes came with the issuance of the New York City Department of Health (NYC DOH) Guidelines on the Assessment and Remediation of *Stachybotrys chartarum* in Indoor Environments. These guidelines were developed by an expert panel that had been convened by the NYC DOH to address health concerns related to mold exposure. Health problems reported by staff of the New Museum of Contemporary Art in New York City had fueled a landmark legal case in mold contamination. The NYC DOH guidelines were partially based on the mold remediation specifications developed for the museum. During the same time, the specifications were adapted for two buildings in Florida with mold problems, the Martin County Courthouse complex and the Polk County Courthouse.

The NYC DOH guidelines of 1993 focused on *Stachybotrys chartarum* because this was the fungal species most prevalent in the New Museum case, and it was the one suspected of causing the health problems. However, the guidelines were applicable to assessment and remediation of all fungal species, because all molds are allergenic, and many more than just *Stachybotrys chartarum* can produce adverse health effects in humans. Unfortunately, some building owners and operators took the title literally and questioned the need to deal with mold problems that involved other species. The NYC DOH decided to revise the guidelines in 2000, encompassing all fungi and updating the guidelines with new knowledge gained since 1993. The revision is entitled Guidelines on the Assessment and Remediation of Fungi in Indoor Environments. In March 2001, the U.S. Environmental Protection Agency (EPA) issued Mold Remediation in Schools and Commercial Buildings. The document includes a disclaimer clarifying that it presents recommendations, not regulations. Nevertheless, the NYC DOH and EPA guidelines have become the standard of care for mold assessment and remediation in buildings.

Health Concerns

One of the difficult challenges facing medical professionals involved with mold-related health problems is establishing a dose-response relationship. Because airborne mold is ubiquitous in indoor and outdoor environments, it is difficult to assess how much mold causes adverse health effects. Adding to this complexity is the fact that health responses and sensitivities vary in the human population and that other stresses can cause health effects similar to mold exposure.



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Menifee CA, 92585
Tel: 619-246-4596

Most data on health problems from mold come from animal ingestion studies (such as horses eating moldy hay) or from high doses of human exposure (such as farmers pitching the moldy hay or silage). Less is known about lower dose exposure over time, such as occupants in buildings where mold is contained in wall cavities. Epidemiological studies by occupational physicians in landmark cases (the Polk County Courthouse, for example) have shown links between occupant exposure to higher than normal concentrations of mold and to atypical indoor mold types and development of asthma and other immune-response diseases. However, the dose that causes these problems is not easily determined.

All molds can cause health problems, since they produce allergens and irritants that cause reactions in humans. Some molds also produce toxins (mycotoxins) as part of their defense mechanisms. What is important to know in dealing with remediation of mold is that it remains allergenic and toxigenic even in a non-viable state. Therefore, it is not enough to kill mold by, for example, applying a biocide like bleach; the mold and the materials on which it is growing need to be removed from the indoor environment. Such removal work must be contained, like asbestos removal, to minimize contamination of other parts of the building. Considering the cost and disruption of such remediation activities, it is easy to see that the best policy is preventing mold in the first place by control of moisture.

Another consideration in the control of mold growth is what it does to the building. Uncontrolled mold growth can cause aesthetic problems, such as discoloration and odors, deterioration of building materials, and, in wood frame buildings, structural failure.

NOTE: This estimate is for remediation only does not include any type of REPAIRS or Air Clearance Testing!



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27590 Avenida Halago
 Menifee CA, 92585
 Tel: 619-246-4596



650_COLOMBIA_MOLD

Dining Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Hazardous Waste/Mold Cleaning Technician - per hour	20.00 HR	0.00	87.14	0.00	1,742.80
Labor to support counter tops.					
Equipment decontamination charge - per piece of equipment	3.00 EA	0.00	51.22	0.66	154.32
Equipment setup, take down, and monitoring (hourly charge)	3.00 HR	0.00	59.31	0.00	177.93
Add for personal protective equipment (hazardous cleanup)	8.00 EA	0.00	7.84	4.30	67.02
Personal protective gloves - Heavy duty (per pair)	8.00 EA	0.00	4.00	2.48	34.48
Respirator cartridge - HEPA & vapor & gas (per pair)	2.00 EA	0.00	24.23	3.76	52.22
Respirator - Full face - multi-purpose resp. (per day)	6.00 DA	0.00	7.61	0.00	45.66
Containment Barrier/Airlock/Decon. Chamber	120.00 SF	0.00	1.15	0.65	138.65
Peel & seal zipper	2.00 EA	0.00	13.01	1.19	27.21
Apply biological cleaning agent (spore-based)	48.00 SF	0.00	0.38	0.19	18.43
Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	0.00	79.52	0.00	238.56
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	4.00 DA	0.00	124.54	0.00	498.16
Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA				INCLUDED
Totals: Dining Room				13.23	3,195.44

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Haul debris - per pickup truck load - including dump fees	1.00 EA				INCLUDED
Totals: General				0.00	0.00

Line Item Totals: 650_COLOMBIA_MOLD **13.23** **3,195.44**



ProCore Restoration

27590 Avenida Halago
Menifee CA, 92585
Tel: 619-246-4596



Summary

Line Item Total	3,182.21
Material Sales Tax	13.23
Replacement Cost Value	\$3,195.44
Net Claim	\$3,195.44

Gerardo Arias



ProCore Restoration

27590 Avenida Halago
Menifee CA, 92585
Tel: 619-246-4596

DS
MP

Recap of Taxes

DS
MQ

	Material Sales Tax (7.75%)	Storage Rental Tax (7.75%)
Line Items	13.23	0.00
Total	13.23	0.00



ProCore Restoration

27590 Avenida Halago
Menifee CA, 92585
Tel: 619-246-4596



Recap by Room

Estimate: 650_COLOMBIA_MOLD
Dining Room

3,182.21 100.00%

Subtotal of Areas

3,182.21 100.00%

Total

3,182.21 100.00%



ProCore Restoration

27590 Avenida Halago
Menifee CA, 92585
Tel: 619-246-4596

DS
MP

DS
MR

Recap by Category

Items	Total	%
HAZARDOUS MATERIAL REMEDIATION	2,765.72	86.55%
WATER EXTRACTION & REMEDIATION	416.49	13.03%
Subtotal	3,182.21	99.59%
Material Sales Tax	13.23	0.41%
Total	3,195.44	100.00%

Natalie Peled

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Mario Guarantiello

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Design & Construction By Paul Velasquez

4861 Lemat Pl.
San Diego Ca. 92154
619-564-9636
Class B License # 987644

3/20/2019 | 12:14 PM PDT

Client: Tom-Owner

Property: 650 Colombia St. Unit 311
San Diego, CA 92101

Operator Info:

Operator: PAUL

Estimator: Paul Velasquez

Business: (619) 564-9636

Type of Estimate: REPAIRS

Dates:

Date Entered: 04/11/2017

Price List: CASD8X_MAR17
Restoration/Service/Remodel

Estimate: 650_COLOMBIA_REPAIRS

Paul Velasquez pays sales tax at the source for all materials.

This is a "lump sum" proposal.

Material and labor breakdowns are for estimating purposes only.

Nothing in this estimate is implied, assumed, or incidental. This scope of work is intended to be completed. Only the listed items and services will be performed. If additional damage is discovered a supplemental scope and proposal will be submitted before start of said work.

Contact Paul Velasquez at 619-564-9636 with any questions, information, or changes related to this estimate.

Thank you for your consideration. We appreciate your business.



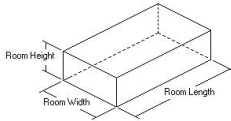
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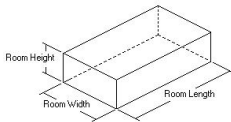
650_COLOMBIA_REPAIRS

Room: Bathroom



CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TOTAL
	CALC				
DRY	LAB	Drywall Installer / Finisher - per hour			
	6	6.00 HR [D]	0.00+	66.00 =	396.00
PNT	LAB	Painting			
	2.5	2.50 HR [D]	0.00+	51.62 =	129.05
Room Totals: Bathroom					525.05

Room: Dining Room



CAT	SEL	ACT DESCRIPTION	REMOVE	REPLACE	TOTAL
	CALC				
DRY	LAB	Drywall Installer / Finisher			
	10	10.00 HR [D]	0.00+	66.00 =	660.00
FNC	LAB	Finish Carpenter - per hour			
	4	4.00 HR [D]	0.00+	76.61 =	306.44
PNT	LAB	Painting			
	6	6.00 HR [D]	0.00+	51.62 =	309.72
Room Totals: Dining Room					1,276.16

Line Item Totals: 650_COLOMBIA_REPAIRS 1,801.21



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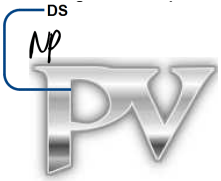
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Grand Total Areas:



0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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Summary for REPAIRS

Line Item Total				1,801.21
Overhead	@	10.0% x	1,801.21	180.12
Replacement Cost Value				1,981.33
Net Claim				1,981.33

Paul Velasquez



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DS
MP

Recap by Room

DS
MQ

Estimate: 650_COLOMBIA_REPAIRS

Bathroom	525.05	29.15%
Dining Room	1,276.16	70.85%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	1,801.21	100.00%
<hr/>	<hr/>	<hr/>
Total	1,801.21	100.00%



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Recap by Category

O&P Items	Total Dollars	%
DRYWALL	1,056.00	53.30%
FINISH CARPENTRY / TRIMWORK	306.44	15.47%
PAINTING	438.77	22.15%
Subtotal	1,801.21	90.91%
Overhead @ 10.00%	180.12	9.09%
O&P Items Subtotal	1,981.33	100.00%
Grand Total	1,981.33	

Certificate Of Completion

Envelope Id: 559C8025714649F08105F6D9A3277395	Status: Delivered
Subject: Complete with DocuSign: avid__sa__fe.pdf, laavid_fe (1).pdf, biebuyer_reviewed__fe.pdf, home_in...	
Source Envelope:	
Document Pages: 82	Signatures: 0
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Mia Victoria Sherman
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	410 Kalmia Street
	San Diego, CA 92101
	tmms@cbwhomes.com
	IP Address: 70.166.89.202

Record Tracking

Status: Original	Holder: Mia Victoria Sherman	Location: DocuSign
9/17/2024 10:13:38 AM	tmms@cbwhomes.com	

Signer Events

Signature	Timestamp
Mia Victoria Sherman	Sent: 9/17/2024 10:21:58 AM
tmms@cbwhomes.com	Viewed: 9/17/2024 10:22:05 AM
Coldwell Banker West	
Security Level: Email, Account Authentication (None)	
Electronic Record and Signature Disclosure:	
Not Offered via DocuSign	

In Person Signer Events

Signature	Timestamp
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Editor Delivery Events

Status	Timestamp
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Agent Delivery Events

Status	Timestamp
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Intermediary Delivery Events

Status	Timestamp
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Certified Delivery Events

Status	Timestamp
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Carbon Copy Events

Status	Timestamp
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Witness Events

Signature	Timestamp
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Notary Events

Signature	Timestamp
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Envelope Summary Events

Status	Timestamps
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Certified Delivered	Security Checked 9/17/2024 10:22:05 AM

Payment Events

Status	Timestamps
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