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San Diego's Number One Inspection Company

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jamie Cho and Rose Amran

INSPECTION ADDRESS

9810 Guisante Terrace, San Diego, CA 92124

INSPECTION DATE

2/10/2026 1:00 pm to 3:00 pm

GENERAL INFORMATION

Inspection Address:	9810 Guisante Terrace, San Diego, CA 92124
Inspection Date:	2/10/2026 Time: 1:00 pm to 3:00 pm
Weather:	Partly Cloudy - Temperature at time of inspection: 60-70 Degrees
Inspected by:	Ron Cantor
Client Information:	Jamie Cho and Rose Amran

Seller's Agent:	Berkshire Hathaway Home Services Carol Herstad Mobile: 858-775-4473 Email: carol@carolherstad.com
Inspection Fee:	$ 595.00
Structure Type:	Wood Frame
Foundation Type:	Slab
Furnished:	Yes
Number of Stories:	One
Structure Style:	Townhouse
Structure Orientation:	North
Estimated Year Built:	1975
Unofficial Sq.Ft.:	1989

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

PLEASE NOTE:

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

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

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

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

Report File: 9810 Guisante Terrace

SCOPE OF WORK

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

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

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

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

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

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

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

SECTION NARRATIVES

Structural

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

Exterior

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

Roof

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

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

Plumbing

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

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

Electrical

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

Heating and Air Conditioning

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

Living

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

Bedrooms

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

Bathrooms

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

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the

variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Hallway

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

Stairs

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

Laundry

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

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Attic

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

Inspection Address: 9810 Guisante Terrace, San Diego, CA 92124
Inspection Date/Time: 2/10/2026 1:00 pm to 3:00 pm

Section 1.0 - Structural

Various Hard Surfaces

Common Observations

Informational Conditions

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

Structural Elements

Identification of Wall Structure

Informational Conditions

1.2 - The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

1.3 - The floor structure consists of a poured concrete slab that should include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

1.4 - The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

1.5 - The roof structure consists of a prefabricated truss system.

Home Owners Association (HOA)

Informational Conditions

1.6 - The structural elements of the building are the responsibility of the Home Owners Association (HOA) and were not inspected as part of this report.

Slab Foundation

General Comments

Informational Conditions

1.7 - This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

1.8 - We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

1.9 - The residence has a bolted, slab foundation with no visible or significant abnormalities.

Section 2.0 - Exterior

Site & Other Observations

Renovations & Additions

Informational Conditions

2.1 - The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Condominium Disclaimer

Informational Conditions

2.2 - This residential dwelling unit appears to be part of a condominium complex that is managed and maintained by a Home Owners Association (HOA). Therefore, this inspection report only addresses the systems and components located within the unit being inspected. "Common Area Elements" such as, but not limited to, exterior components and systems, stairs, landings, hallways, walkways, railings, balconies, pools and spas, elevators, utility metering, parking stalls, underground garages, building stability, drainage, water heaters, chiller towers, roofs, and driveways shall not be inspected, nor addressed within the written inspection report. Any comments made on said items is done solely as a courtesy to the client and is not considered part of the inspection report. It is recommended, that the client consult the current Unit Owner and the Home Owners Association (HOA) regarding these items. Additionally, it is recommended, that the client obtain and thoroughly review the Conditions, Covenants, and Restrictions (CC&R'S) of the complex and annual meeting minutes for disclosure of pertinent facts effecting the current condition, market value of the unit, complex's "common elements, common areas, and prior, existing, or pending litigation.

Grading & Drainage

General Comments

Informational Conditions

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

Interior-Exterior Elevations

Informational Conditions

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

Flat & Level Pad

Informational Conditions

2.5 - The residence is situated on a lightly sloped lot, which would typically not need a geological evaluation. However, in as much as we do not have the authority of a geologist, you may wish to have a site evaluation.

Drainage Mode

Informational Conditions

2.6 - Drainage is facilitated by soil percolation, hard surfaces, and area drains that carry water away from the residence, but no roof gutters. Such conditions may be acceptable but are not ideal, and you may wish to have a specialist evaluate, but we did not see any evidence of moisture contaminating the living space. However, the area drains must be kept clean or moisture intrusion could result.

Area Drains

Informational Conditions

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

House Wall Finish

House Wall Finish Type

Informational Conditions

2.8 - The building walls are finished with a composite material siding.

House Wall Finish Observations

Other Conditions and or Repairs

2.9 - The wood siding is in functional condition, with some minor deterioration noted at various locations.

Exterior Components

General Comments

Informational Conditions

2.10 - It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows,

and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

2.11 - The driveway is in acceptable condition.

Walkways

Other Conditions and or Repairs

2.12 - There are several cracks and or offsets in the walkways that could prove to be trip-hazards.

2.13 - One or more sections of the walkways have been displaced by root and or soil movement, which could present a trip-hazard. Further evaluation and repair by a licensed contractors advised.





Fences & Gates

Informational Conditions

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

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

Fascia & Trim

Informational Conditions

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

Other Conditions and or Repairs

2.17 - There is possible moisture and or termite damage noted in the wood trim, fascia boards, and eaves at various locations throughout the building. (Above the overhead garage door) Further evaluation and repair by a licensed Pest Control Operator is advised.

Sliding Glass Doors

Informational Conditions

2.18 - The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Informational Conditions

2.19 - The exterior doors are in acceptable condition.

Patio Covers or Gazebos

Informational Conditions

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

Porches or Stoops

Informational Conditions

2.21 - The porch is in acceptable condition.

Windows

Informational Conditions

2.22 - The windows have been replaced throughout the home. You should question the seller regarding when the windows were replaced and if there is any warranty or guarantee remaining.

Other Conditions and or Repairs

2.23 - The dual pane windows are too dirty to determine if there are broken hermetic seals. Cleaning and re-inspection of the windows is advised during the contingency period of the escrow.

Screens

Informational Conditions

2.24 - The window screens are functional.

Outlets

Informational Conditions

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

Lights

Informational Conditions

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

Patios

Informational Conditions

2.27 - The concrete patio is in functional condition, with minor cracking and or displacement noted.

Section 3.0 - Roof

Composition Shingle Roof

General Comments

Informational Conditions

3.1 - There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

3.2 - The roof is typically the responsibility of the Home Owners Association (HOA) and is not inspected as part of this report.

Gutters & Drainage

Informational Conditions

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

Section 4.0 - Plumbing

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

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

Components and Conditions Needing Service

4.2 - There appears to be a leak in the main water supply line at the rear of the home. Further evaluation and repair by a licensed plumber is advised.

Pressure Regulators

Informational Conditions

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

Pressure Relief Valves

Informational Conditions

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

Copper Water Pipes

Informational Conditions

4.5 - The potable water pipes are in acceptable condition.

4.6 - A small section of the home has been re-piped from galvanized pipes to copper pipes, which are functional. Visible in the garage and water heater closet.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

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

Gas SupplyPipes
Informational Conditions
4.8 - The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

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

Age Capacity & Location
Informational Conditions
4.10 - Hot water is provided by a 2 to 4 year old, 40 gallon water heater that is located in the laundry room.

Common Observations
Functional Components and Conditions
4.11 - The water heater is functional.

Water Shut-Off Valve & Connectors
Informational Conditions
4.12 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector
Informational Conditions
4.13 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap
Informational Conditions
4.14 - The vent pipe is functional.

Relief Valve & Discharge Pipe
Functional Components and Conditions
4.15 - The water heater is equipped with a mandated pressure-temperature relief valve and discharge pipe, which is extended to the laundry drain.

Drain Valve
Informational Conditions
4.16 - The drain valve is in place and presumed to be functional.

Drain Pan & Discharge Plpe
Informational Conditions
4.17 - The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Combustion Air Vents
Functional Components and Conditions
4.18 - The water heater does have appropriate combustion-air vents.
Seismic Straps
Informational Conditions
4.19 - The water heater is seismically secured.
Expansion Tank
Functional Components and Conditions
4.20 - There is an expansion tank installed above the water heater, which appears to be functional.

Irrigation or Sprinklers

General Comments
Informational Conditions
4.21 - There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. Therefore, we identify a system based on what type of pipe that can be seen. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We test every visually accessible manual sprinkler actuator and evaluate its coverage, but due to the variety and complexity of many automatic control panels we do not test them. However, inasmuch as the actuators are under pressure, we look for any evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.
Automatic Sprinklers
Informational Conditions
4.22 - We do not evaluate sprinkler systems, which should be demonstrated by the sellers.
Hose Bibs
Informational Conditions
4.23 - The hose bibs that we tested are functional, but all do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.
Other Conditions and or Repairs
4.24 - One or more hose bibs are leaking and should be repaired by a licensed plumber. (Front hose bib)

Waste & Drainage Systems

General Comments
Informational Conditions
4.25 - 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 rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

4.26 - The visible portions of the drain pipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

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

Section 5.0 - Electrical

Main Panel

General Comments

Informational Conditions

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

Service Entrance

Informational Conditions

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

Panel Size & Location

Informational Conditions

5.3 - The residence is served by a 70 amp, 220 volt panel, located on the East side of the building.

Main Panel Observations

Informational Conditions

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

Other Conditions and or Repairs

5.5 - The 70 amp main panel is small by current standards, and you may wish to have it further evaluated by a licensed electrician with a view to upgrading the service.

Panel Cover Observations

Informational Conditions

5.6 - The exterior panel cover is in acceptable condition.

Wiring Observations

Functional Components and Conditions

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

Informational Conditions

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

Circuit Breakers
Informational Conditions
5.9 - There are no visible deficiencies with the circuit breakers.
Grounding
Functional Components and Conditions
5.10 - The main panel appears to be properly grounded.

Sub Panels

General Comments
Informational Conditions
5.11 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. Additionally, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.
Sub Panel Location
Informational Conditions
5.12 - The sub panel is located in the laundry room.
Sub Panel Observations
Informational Conditions
5.13 - The electrical sub panel has no visible deficiencies.
Panel Cover Observations
Informational Conditions
5.14 - The exterior panel cover is in acceptable condition.
Wiring Observations
Informational Conditions
5.15 - There are no visible deficiencies with the wiring in the sub panel.
5.16 - The residence is wired with a modern vinyl conduit known as Romex or non-metallic sheathed cable.
Circuit Breakers
Functional Components and Conditions
5.17 - The ground fault protected circuit breaker was functional when tested.
Informational Conditions
5.18 - The circuit breakers have no visible deficiencies.
Grounding
Functional Components and Conditions
5.19 - The panel grounding is correct.

Section 7.0 - Heating and Air Conditioning

HVAC Split Systems

Age & Location
Informational Conditions
7.1 - Central heat and air-conditioning are provided by a single split-system, consisting of a 20 to 22 year-old 88,000 Btu furnace, with an evaporator coil that is attached to the furnace in the dining room closet, and a 20 to 22 year-old condensing coil that is located on the rear patio of the home.
Common Observations
Other Conditions and or Repairs
7.2 - The system is nearing the end of the commonly accepted design life of fifteen to twenty years, and will need to be monitored more closely for evidence of metal fatigue.
Furnace
Informational Conditions
7.3 - The furnace is functional.
Vent Pipe
Informational Conditions
7.4 - The vent pipe has no visible deficiencies.

Other Conditions and or Repairs

7.5 - There are stains around the vent pipe and refrigerant line on the wall and ceiling of the furnace closet. Further evaluation by a licensed roofer is advised.

Circulating Fan

Functional Components and Conditions

7.6 - The circulating fan is functional.

Gas Valve & Connector

Informational Conditions

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

Other Conditions and or Repairs

7.8 - There is no sediment trap in the gas line, which is required by current building standards. Further evaluation and repair by a licensed plumber is advised.

Combustion-Air Vents

Informational Conditions

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

Other Conditions and or Repairs

7.10 - The louvered door, which is the combustion air ventilation for the gas furnace, and the return air grill, are too close, which may cause mixing of combustion air and return air, which could mean that combustion air may be redistributed into the home through the supply ducts. Further evaluation and repair by a licensed HVAC contractor is advised.

Return-Air Compartment

Informational Conditions

7.11 - The return-air compartment is in acceptable condition.

7.12 - The filter is clean and is located at the bottom of the furnace.

Evaporator Coil

Informational Conditions

7.13 - The evaporator coil is functional.

Condensate Drainpipe

Informational Conditions

7.14 - Condensation from the evaporator coil is pumped to the laundry drain, and should be monitored periodically to ensure that there are no leaks within the residence.

Other Conditions and or Repairs

7.15 - There are stains on the platform below the condensate drain lines that indicate previous leaks have occurred. Consult the Seller and or a licensed HVAC contractor for further information regarding this condition.

Condensing Coil

Functional Components and Conditions

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

Condensing Coil Disconnect

Informational Conditions

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

Refrigerant Lines

Informational Conditions

7.18 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Functional Components and Conditions

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

Thermostats

Informational Conditions

7.20 - The thermostat is functional.

Registers

Informational Conditions

7.21 - The registers are reasonably clean and functional.

Metal Ducting

Functional Components and Conditions

7.22 - The ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Informational Conditions

7.23 - This is the original ductwork to the home and is inefficient by today standards.

Section 9.0 - Living

Indoor Environmental Issues

Environmental Observations

Informational Conditions

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

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

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

Other Conditions and or Repairs

9.3 - The acoustic sprayed ceilings may contain asbestos. (Acoustic spray was left on the ceilings in the closets) We do not have the expertise or the authority to detect the presence of environmental contaminants. If this is a concern, you should consult with a licensed environmental hygienist, particularly if you intend to remodel any area of the residence.



Living Room

Doors

Functional Components and Conditions

9.4 - The door is functional.

Flooring

Informational Conditions

9.5 - The floor has no significant defects.

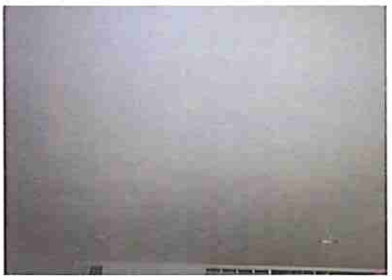
Walls & Ceiling

Informational Conditions

9.6 - The walls and ceiling are in acceptable condition.

Other Conditions and or Repairs

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


Single-Glazed Windows
Functional Components and Conditions
9.8 - The window is functional.
Other Conditions and or Repairs
9.9 - The glass in the window does not appear to be tempered safety glass, as required by current building standards.

Dual-Glazed Windows
Functional Components and Conditions
9.10 - The window is functional.
Lights
Functional Components and Conditions
9.11 - The lights are functional.
Outlets
Functional Components and Conditions
9.12 - The outlets that were tested are functional.
Furnished Residence Comment
Informational Conditions
9.13 - The residence is furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.
Doorbell
Informational Conditions
9.14 - The doorbell was functional when tested.

Dining Room

Doors
Functional Components and Conditions
9.15 - The door is functional.
Flooring
Informational Conditions

9.16 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.17 - The walls and ceiling are in acceptable condition.

9.18 - The walls or ceiling have cosmetic cracking and or damage.

Other Conditions and or Repairs

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

Lights

Functional Components and Conditions

9.20 - The lights are functional.

Outlets

Functional Components and Conditions

9.21 - The outlets that were tested are functional.

Section 10.0 - Bedrooms

Master Bedroom

Location

Informational Conditions

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

Doors

Functional Components and Conditions

10.2 - The door is functional.

Flooring

Informational Conditions

10.3 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.4 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

10.6 - The closet and its components are functional.

Lights

Other Conditions and or Repairs

10.7 - The combination ceiling fan and light is functional, however, is hard wired without a wall switch to turn the power off and on to the fan. Building standards require a switch to power the fan off and on, which you may wish to have a licensed electrician properly repair.

Outlets
Functional Components and Conditions
10.8 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
10.9 - The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Location
Informational Conditions
10.10 - The first guest bedroom is located on the second floor at the right side of the home.
Doors
Functional Components and Conditions
10.11 - The door is functional.
Flooring
Informational Conditions
10.12 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.13 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
10.14 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
10.15 - The closet and its components are functional.
Other Conditions and or Repairs
10.16 - The closet doors need typical hardware service.
Lights
Informational Conditions
10.17 - The combination ceiling fan and light is functional.
Outlets
Functional Components and Conditions
10.18 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
10.19 - The smoke detector is functional, but should be checked periodically.

2nd Guest Bedroom

Location
Informational Conditions
10.20 - The second guest bedroom is located on the second floor at the right rear of the home.
Doors
Functional Components and Conditions
10.21 - The door is functional.
Flooring
Informational Conditions
10.22 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.23 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
10.24 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
10.25 - The closet and its components are functional.
Outlets
Functional Components and Conditions
10.26 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
10.27 - The smoke detector is functional, but should be checked periodically.

3rd Guest Bedroom

Location
Informational Conditions
10.28 - The third guest bedroom is located on the second floor at the left rear of the home.
Doors
Functional Components and Conditions
10.29 - The door is functional.
Flooring
Informational Conditions
10.30 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
10.31 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
10.32 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Components and Conditions
10.33 - The closet and its components are functional.
Informational Conditions
10.34 - The closet doors are the wrong size for the opening and the door guide is missing on the floor.

The closet doors are the wrong size for the opening - *Continued*

Outlets
Functional Components and Conditions
10.35 - The outlets that were unobstructed and able to be tested are functional.
Smoke Detector
Informational Conditions
10.36 - The smoke detector is functional, but should be checked periodically.

Section 11.0 - Bathrooms

Powder Room

A Probable Remodel
Informational Conditions
11.1 - The powder room appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.
Doors
Functional Components and Conditions
11.2 - The door is functional.
Flooring
Informational Conditions
11.3 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
11.4 - The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
11.5 - The cabinets are in acceptable condition.
Informational Conditions
11.6 - The cabinets have typical, cosmetic damage.
Sink Countertop
Functional Components and Conditions
11.7 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
11.8 - The sink and its components are functional.
Other Conditions and or Repairs
11.9 - There is corrosion noted on the sink faucet aerator, which should be serviced.

There is corrosion noted on the sink faucet aerator - *Continued*

Toilet
Functional Components and Conditions
11.10 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
11.11 - The exhaust fan is functional.
Lights
Functional Components and Conditions
11.12 - The lights are functional.
Outlets
Functional Components and Conditions
11.13 - The outlets are functional and include ground-fault protection.

Master Bathroom

A Probable Remodel
Informational Conditions
11.14 - The master bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because we do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.
Doors
Functional Components and Conditions
11.15 - The door is functional.
Flooring
Informational Conditions
11.16 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
11.17 - The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
11.18 - The cabinets are in acceptable condition.
Informational Conditions
11.19 - The cabinets have typical, cosmetic damage.
11.20 - Personal items below the sink limited the inspection.
Sink Countertop
Functional Components and Conditions
11.21 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
11.22 - The sink and its components are functional.

Other Conditions and or Repairs

11.23 - Corrosion was noted on the water lines and or connectors below the sink, which should be serviced by a licensed plumber.

11.24 - There is corrosion noted on the sink faucet aerator, which should be serviced.

Stall Shower

Functional Components and Conditions

11.25 - The stall shower is functional.

Other Conditions and or Repairs

11.26 - The shower seat and or ledge are not sloped properly to drain water into the shower pan. Proper repair by a licensed contractor is advised.

Toilet & Bidet

Functional Components and Conditions

11.27 - The toilet is functional.

Exhaust Fan

Functional Components and Conditions

11.28 - The exhaust fan is functional.

Lights

Functional Components and Conditions

11.29 - The lights are functional.

Outlets

Functional Components and Conditions

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

Hallway Bathroom

A Probable Remodel

Informational Conditions

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

Doors
Functional Components and Conditions
11.32 - The door is functional.
Flooring
Informational Conditions
11.33 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
11.34 - The walls and ceiling are in acceptable condition.
Cabinets
Functional Components and Conditions
11.35 - The cabinets are in acceptable condition.
Informational Conditions
11.36 - The cabinets have typical, cosmetic damage.
11.37 - Personal items below the sink limited the inspection.
Sink Countertop
Functional Components and Conditions
11.38 - The sink countertop is functional.
Sink Faucet Valves & Connectors Trap & Drain
Functional Components and Conditions
11.39 - The sink and its components are functional.
Tub-Shower
Functional Components and Conditions
11.40 - The tub-shower is functional.
Toilet & Bidet
Functional Components and Conditions
11.41 - The toilet is functional.
Exhaust Fan
Functional Components and Conditions
11.42 - The exhaust fan is functional.
Lights
Functional Components and Conditions
11.43 - The lights are functional.
Outlets
Functional Components and Conditions
11.44 - The outlets are functional and include ground-fault protection.

Section 12.0 - Kitchen

Kitchen

A Renovation or Addition
Informational Conditions
12.1 - The kitchen appears to have been remodeled. If so, we recommend that you verify the required building permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a building permit, and latent defects could exist.
Flooring
Informational Conditions
12.2 - The floor has no significant defects.
Walls & Ceiling
Functional Components and Conditions
12.3 - The walls and ceiling are in acceptable condition.

Other Conditions and or Repairs

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

Sink & Countertop

Informational Conditions

12.5 - The sink and counter tops are functional.

Cabinets

Functional Components and Conditions

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

Informational Conditions

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

Valves & Connectors

Functional Components and Conditions

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

Faucet

Functional Components and Conditions

12.9 - The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

12.10 - The trap and drains are functional.

Garbage Disposal

Functional Components and Conditions

12.11 - The garbage disposal is functional.

Electric Range

Functional Components and Conditions

12.12 - The electric range is functional, but was neither calibrated nor tested for its performance.

Informational Conditions

12.13 - Surface scratching was noted on the cook top surface, which you may wish to view for yourself.

Dishwasher
Functional Components and Conditions
12.14 - The dishwasher is functional.
Exhaust Fan or Downdraft
Informational Conditions
12.15 - The exhaust fan is functional and is a type that vents internally.
Built-in Microwave
Functional Components and Conditions
12.16 - The built-in microwave is functional.
Lights
Functional Components and Conditions
12.17 - The lights are functional.
Outlets
Informational Conditions
12.18 - The outlets that were tested are functional, and include ground-fault protection.
Refrigerator
Informational Conditions
12.19 - The slide-in refrigerator was not inspected, and is not considered part of this report.
Ice Maker
Informational Conditions
12.20 - The ice maker was not inspected and is not considered part of this inspection.

Section 14.0 - Hallway

Primary Hallway

Flooring
Informational Conditions
14.1 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
14.2 - The walls and ceiling are in acceptable condition.
Closets & Cabinets
Informational Conditions
14.3 - The closets and or cabinets are in acceptable condition.
Lights
Functional Components and Conditions
14.4 - The lights are functional.
Smoke Detector
Informational Conditions
14.5 - The combination carbon monoxide and smoke detector is functional, but should be checked periodically.

Section 15.0 - Stairs

Main Stairs

Floor Treads & Risers
Informational Conditions
15.1 - There are audible sub-floor squeaks on the landing at the top of the stairs, or at points on the second floor. They result when the sub-floor separates slightly from the floor joists and then rubs up and down on the fasteners that hold it in place. This condition can be usually eliminated by adding pre-drilled screws close to the fasteners.

15.2 - The floor treads and risers are functional.

Walls & Ceiling

Informational Conditions

15.3 - The walls and ceiling have no significant defects.

Handrails & Guardrails

Informational Conditions

15.4 - If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

15.5 - The balusters in the stair rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

15.6 - The handrails and or guardrails are in acceptable condition.

Other Conditions and or Repairs

15.7 - The handrail for the staircase is too low and does not meet current building requirements. For safety reasons, upgrading the handrail is advised.

Lights

Functional Components and Conditions

15.8 - The lights are functional.

Section 16.0 - Laundry

Laundry Room

Flooring

Informational Conditions

16.1 - The floor has no significant defects.

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

Walls & Ceiling

Functional Components and Conditions

16.3 - The walls and ceiling are in acceptable condition.

Informational Conditions

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

Cabinets
Functional Components and Conditions
16.5 - The cabinets are functional.

Exhaust Fan
Other Conditions and or Repairs
16.6 - There is no exhaust fan, which you may want to install for better ventilation of the room. (The fan appears to have been removed)

Valves & Connectors
Informational Conditions
16.7 - Due to the machines being in place, the valves and connections are not fully visible, and could not be fully inspected.

Trap & Drain
Informational Conditions
16.8 - The standpipe and trap are inside the wall and therefore not visible.
16.9 - Due to the machines being in place, the drain pipe and trap are not visible, and could not be inspected.

Gas Valve & Connector
Informational Conditions
16.10 - The gas valve and connector are functional.
16.11 - Due to the machines being in place the gas valve is not fully visible, and could not be fully inspected.

220 Volt Receptacle
Informational Conditions
16.12 - Due to the machines being in place, the outlet is not visible and could not be inspected.

Dryer Vent
Informational Conditions
16.13 - The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.
16.14 - The dryer vent is functional and ducted to the exterior of the building.

Lights
Functional Components and Conditions
16.15 - The lights are functional.

Outlets

Informational Conditions

16.16 - The outlets that were tested are functional.

Section 17.0 - Garage

Double-Car Garage

Slab Floor

Functional Components and Conditions

17.1 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Informational Conditions

17.2 - There are small cracks in the stem walls of the garage footing that we do not regard as being structurally significant, which you may wish to view for yourself and decide whether or not you want a second opinion.

Other Conditions and or Repairs

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

Walls & Ceiling

Informational Conditions

17.4 - The walls and ceiling are sheathed and in acceptable condition.

Other Conditions and or Repairs

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

Firewall Separation

Functional Components and Conditions

17.6 - The firewall separating the garage from the residence is functional.

Entry Door Into the House

Functional Components and Conditions

17.7 - The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Other Conditions and or Repairs

17.8 - There is a door stopper that has been added to the door to keep it in the opened position, this is not allowed for fire separation requirements. Removal of the door stopper is advised.

There is a door stopper that has been added to the door to keep it in the opened position - *Continued*

Garage Door & Hardware

Functional Components and Conditions

17.9 - The garage door and its hardware are functional.

Components and Conditions Needing Service

17.10 - There are one or more panels of the roll-up garage door that are bent and damaged. Proper repairs are recommended by a licensed contractor.

Automatic Opener

Functional Components and Conditions

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

Lights

Functional Components and Conditions

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

Outlets

Functional Components and Conditions

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

Other Conditions and or Repairs

17.14 - There is extension cord wiring being used to operate permanently installed fixtures. (The extension cord is run from the garage door outlet in the ceiling to the added leak detector at the front of the garage) Further evaluation and repair by a licensed electrician is advised.

There is extension cord wiring being used to operate permanently installed fixtures - *Continued*


Section 18.0 - Attic

Primary Attic

Attic Access Location

Informational Conditions

18.1 - The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Conditions

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

Common Observations

Other Conditions and or Repairs

18.3 - The fire separation wall between the units was not properly sealed. Further evaluation and repairs by a licensed contractor is advised before the close of escrow.



Framing

Informational Conditions

18.4 - The roof framing consists of a factor-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Conditions

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

Electrical

Informational Conditions

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

Heat Vents

Informational Conditions

18.7 - The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

18.8 - The drain pipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

18.9 - The visible portions of the exhaust ducts are functional.

Other Conditions and or Repairs

18.10 - The bathroom and kitchen exhaust ducts are improperly ducted using flexible dryer duct material. Further evaluation and repair by a licensed contractor is advised.

AFFILIATIONS AND CERTIFICATIONS

Inspector
Ron Cantor

REPORT CONCLUSION

9810 Guisante Terrace, San Diego, CA 92124

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

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

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

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