



HOME INSPECTION REPORT

5343 Caminito Mindy, San Diego, CA 92105



**Prepared for:
Marcia Abbott**

Inspection Date: 9/25/2026

Report Number: 2026010925KM

Real Estate Agent: Scott Freitag

Home Inspector: Kevin McKinney



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Date: 9/25/2026	Time: 08:00 AM	Report ID: 2026010925KM
Property: 5343 Caminito Mindy San Diego CA 92105	Customer: Marcia Abbott	Real Estate Professional: Scott Freitag Keller Williams Realty

Comment Key or Definitions

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

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

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

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

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

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

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

Structure Type:

Condominium/Townhouse

Levels:

2 Story Structure

Lot Type:

Sloped

Estimated Age of Home:

Approximately 51 to 60 years of age

Weather Conditions:

Clear

Temperature:

Approximately 70 to 80 degrees

Rain in last 3 days:

No

Occupant Status:

Vacant

Present:

Seller's agent

General Summary



Coast to Cactus Property Inspections

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

Customer
Marcia Abbott

Address
5343 Caminito Mindy
San Diego CA 92105

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

2. Attic Space

2.5 ATTIC COMMENTS

Recommendation



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

3. Exteriors and Grounds

3.3 TRIM, EAVES & FASCIA

Recommendation



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

3.5 EXTERIOR DOORS

Recommendation



Laundry closet door is deteriorated/delaminating. Recommend repair or replacement.

4. Electrical System

4.1 MAIN PANEL & SUB PANEL(S)

Recommendation



(1) Sub panel is manufactured by Zinsco. There have been known problems with this type of panel in the past. Recommend verifying condition with a qualified electrician, prior to the end of the contingency period.



(2) Sub panel is installed inside a closet designed to store linen, clothing, or other flammable materials. Recommend relocating.



(3) Double wiring observed at the neutral busbar in the sub panel. Wiring should be separated into independent lugs. Recommend correcting.

4.3 BRANCH WIRING & GROUNDING

Recommendation



(1) Unprotected/unsupported wiring observed at kitchen exhaust fan. Recommend correcting.

5. Plumbing System

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

Recommendation



(1) Leaking observed at the shower faucet handle in the 2nd level bathroom. Recommend repair.



(2) Corrosion observed at the shut-off valves in a number of areas throughout the home. Recommend verifying operation and/or replacement of any inoperable valves.

5.5 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Recommendation



(1) Leaking observed at 2nd level toilet tank. Recommend repair or replacement.



(2) Chipped/deteriorated surface observed at 2nd level bathroom tub. Recommend repair/replacement.

6. Water Heaters

6.0 WATER PIPING & SHUT OFF VALVE

Recommendation



Water lines are constructed of rigid material. Recommend installing flexible supply lines.

6.4 DRIP PAN/DRAIN LINE

Recommendation



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

6.6 WATER HEATER COMMENTS

Recommendation



(1) Water heater is beyond its estimated service life. The client is advised to verify overall condition with a qualified plumber.



(2) Electrical disconnect is not installed within sight of the water heater. Recommend correcting.



(3) Evidence of animal activity/droppings observed at equipment. Recommend further review by a qualified pest control specialist.

7. Heating and Air Conditioning Systems

7.0 HEATING CONDITION

Recommendation



(2) Electric heater coils are covered in dust/debris. Recommend maintenance.

8. Kitchen Appliances

8.1 STOVE/OVEN

Recommendation



Oven door is blocked by dishwasher. Recommend correcting.

8.2 EXHAUST FAN/HOOD

Recommendation



(1) Exhaust vent ducting is disconnected. Recommend repair.

9. Interior Rooms

9.1 WALLS & CEILINGS

Recommendation



(1) Leaking observed at kitchen exhaust hood from the 2nd level bathroom. Hidden damage may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.

9.5 STAIRS & RAILINGS

Recommendation



The baluster spacing is wider than current standards recommend (4") at the 2nd level and stair railings - safety concern. Recommend correcting.

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

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

1. Roof Coverings

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

Styles & Materials

Viewed Roof Covering From: Limited Visual Inspection from the Ground	Roof-Types: Sloped - Gable	Roof Covering: Asphalt Composition Shingle - Architectural Type
Vent Penetrations: Plumbing Vent(s) Air Vent(s)	Flashings: Metal	HOA: Yes

Items

1.0 ROOF COVERINGS

Comments: Limited Inspection

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

1.1 ROOF COMMENTS

Comments: Limited Inspection

Limited evaluation due to roofing materials, height, or pitch. Roofing materials are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

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

2. Attic Space

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





Styles & Materials

Method used to observe attic:

Restrictive Clearances - Partially Accessed

Access Location:

2nd Level - Hallway

Roof & Ceiling Structure:

Engineered Wood Trusses

Insulation:

Batts - Fiberglass

Vapor Retarder:

Felt Paper Observed

Air Ventilation Type:

Eave

Sheathing:

Plywood

HOA:

Yes

Items

2.0 ACCESS

Comments: Limited Inspection

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

2.1 CONDITION OF FRAMING & SHEATHING

Comments: Limited Inspection

2.2 WATER STAINS & EVIDENCE OF LEAKING

Comments: Limited Inspection

2.3 INSULATION

Comments: Inspected

2.4 ROOF VENTILATION (Gables, eaves, fans)

Comments: Inspected

2.5 ATTIC COMMENTS

Comments: Recommendation



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

(2) Attic framing and other various components are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule prior to the end of the contingency period.

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

3. Exteriors and Grounds

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





Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete	Exterior Wall Cladding: Stucco
Trim Material: Wood	Exterior Wall Structure: Wood Framing	Exterior Door(s) Type & Material: Sliding Glass Wood - Solid Core
Exterior Window(s) Type & Material: Sliding Single Pane	Fencing/Wall Material: Plastic/Vinyl	HOA: Yes

Items

3.0 WALKWAYS AND DRIVEWAYS

Comments: Inspected

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

Comments: Inspected

3.2 WALL CLADDINGS

Comments: Inspected

3.3 TRIM, EAVES & FASCIA

Comments: Recommendation

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



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 GRADING/DRAINAGE & PLANTERS

Comments: Inspected

3.5 EXTERIOR DOORS

Comments: Recommendation

 Laundry closet door is deteriorated/delaminating. Recommend repair or replacement.



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

3.6 EXTERIOR WINDOWS & FRAMES

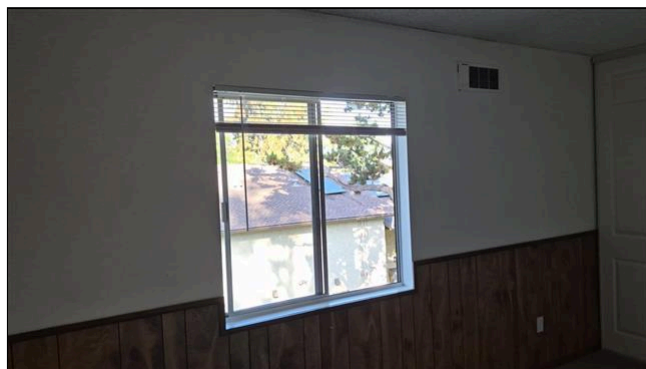
Comments: Inspected

(1) A number of windows are stuck shut or latches are difficult to operate. Suggest maintenance.



3.6 Item 1 (Picture)

(2) Window screens are torn, bent or missing in a number of areas. Suggest repair/replace.



3.6 Item 2 (Picture)



3.6 Item 3 (Picture)

(3) Single pane windows observed throughout the home. Suggest further review by a qualified contractor for update as an efficiency enhancement.

3.7 FENCING, WALLS & GATES

Comments: Inspected

3.8 EXTERIOR COMMENTS

Comments: Inspected

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

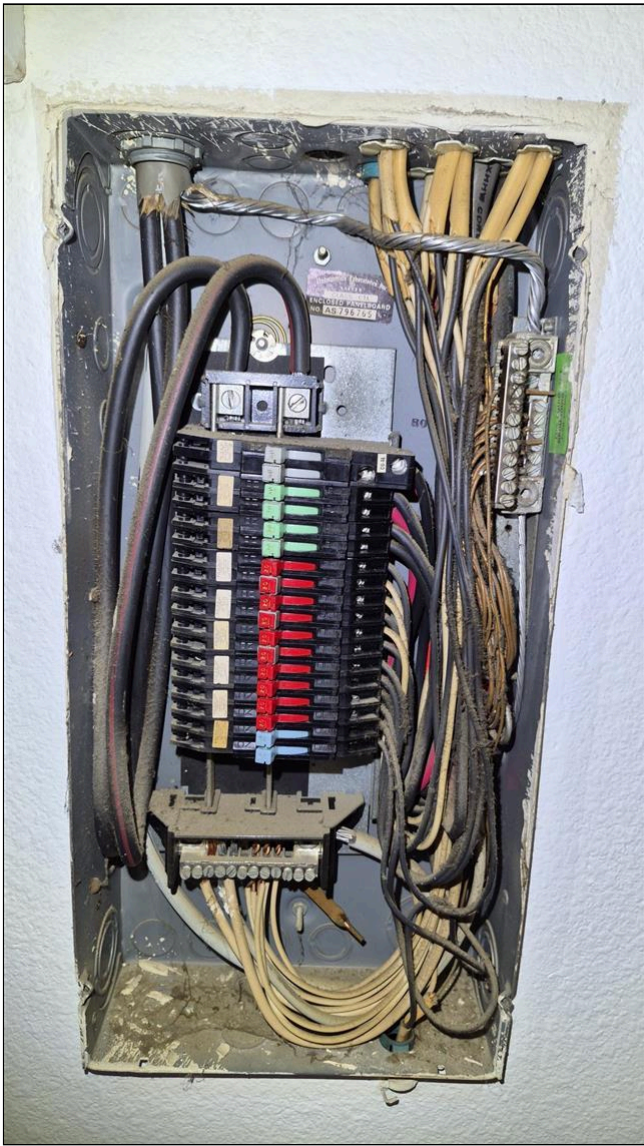
(2) Common areas and other exterior components are typically association maintained. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

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

4. Electrical System

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





Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 90 AMP
Main Disconnect Location: Front Right side Common area	Sub Panel Location: Interior Closet (Contains Flammable Material)	Sub Panel Manufacturer: Zinsco
Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed	Branch Circuit Wiring Material (15 and 20 amp): Copper
Surge Protection: Unable to determine (condo)	Grounding Location(s): Unable to verify	Smoke & Carbon Monoxide Detectors: Installed
HOA: Yes		

Items

4.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Inspected

The main service entrance and wiring are typically association maintained. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

4.1 MAIN PANEL & SUB PANEL(S)

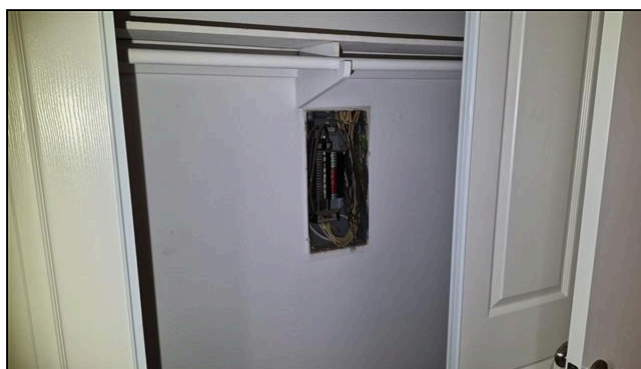
Comments: Recommendation

📍 (1) Sub panel is manufactured by Zinsco. There have been known problems with this type of panel in the past. Recommend verifying condition with a qualified electrician, prior to the end of the contingency period.



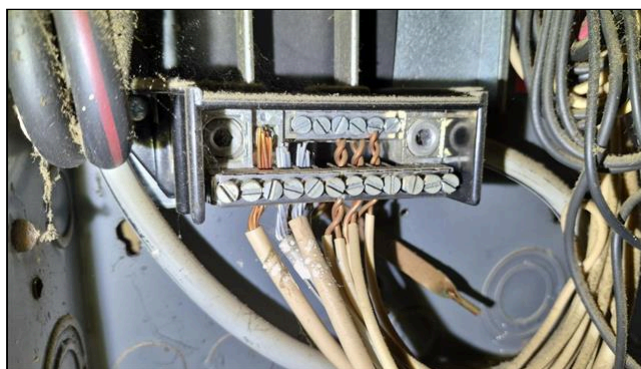
4.1 Item 1 (Picture)

📍 (2) Sub panel is installed inside a closet designed to store linen, clothing, or other flammable materials. Recommend relocating.



4.1 Item 2 (Picture)

📍 (3) Double wiring observed at the neutral busbar in the sub panel. Wiring should be separated into independent lugs. Recommend correcting.



4.1 Item 3 (Picture)

4.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

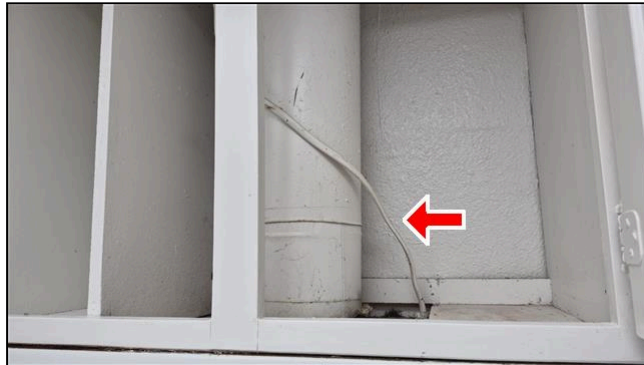
Comments: Inspected

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

4.3 BRANCH WIRING & GROUNDING

Comments: Recommendation

📍 (1) Unprotected/unsupported wiring observed at kitchen exhaust fan. Recommend correcting.



4.3 Item 1 (Picture)

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

4.4 OUTLETS & GFCI (Interior/Exterior)

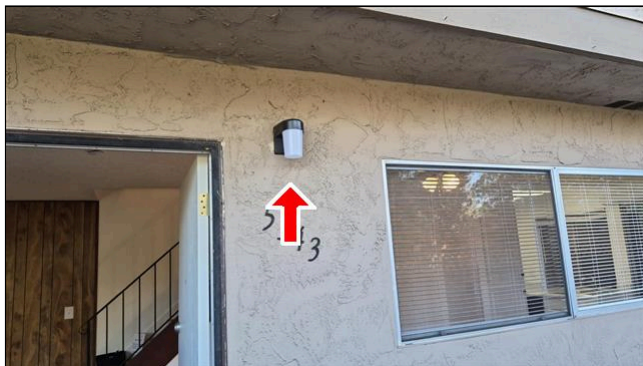
Comments: Inspected

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

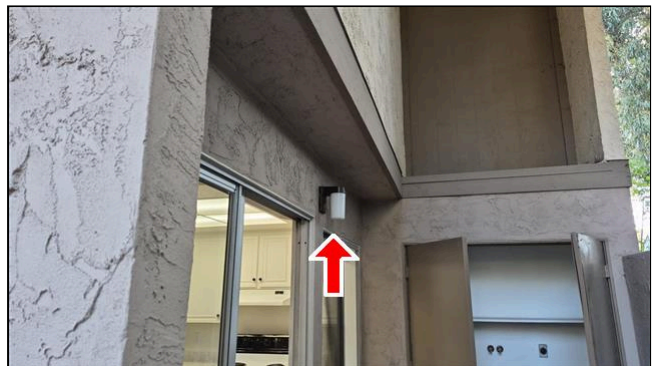
Comments: Inspected

(1) Light fixtures throughout the home are installed on the bathroom GFCI outlet circuits. Suggest further review by a qualified electrician to isolate GFCI circuits from the interior lighting.

(2) Light fixtures did not respond to test or bulbs are out at front/right exterior (these lights may be operating on timer/sensor equipment). Suggest correcting/verifying.



4.5 Item 1 (Picture)



4.5 Item 2 (Picture)

4.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Inspected

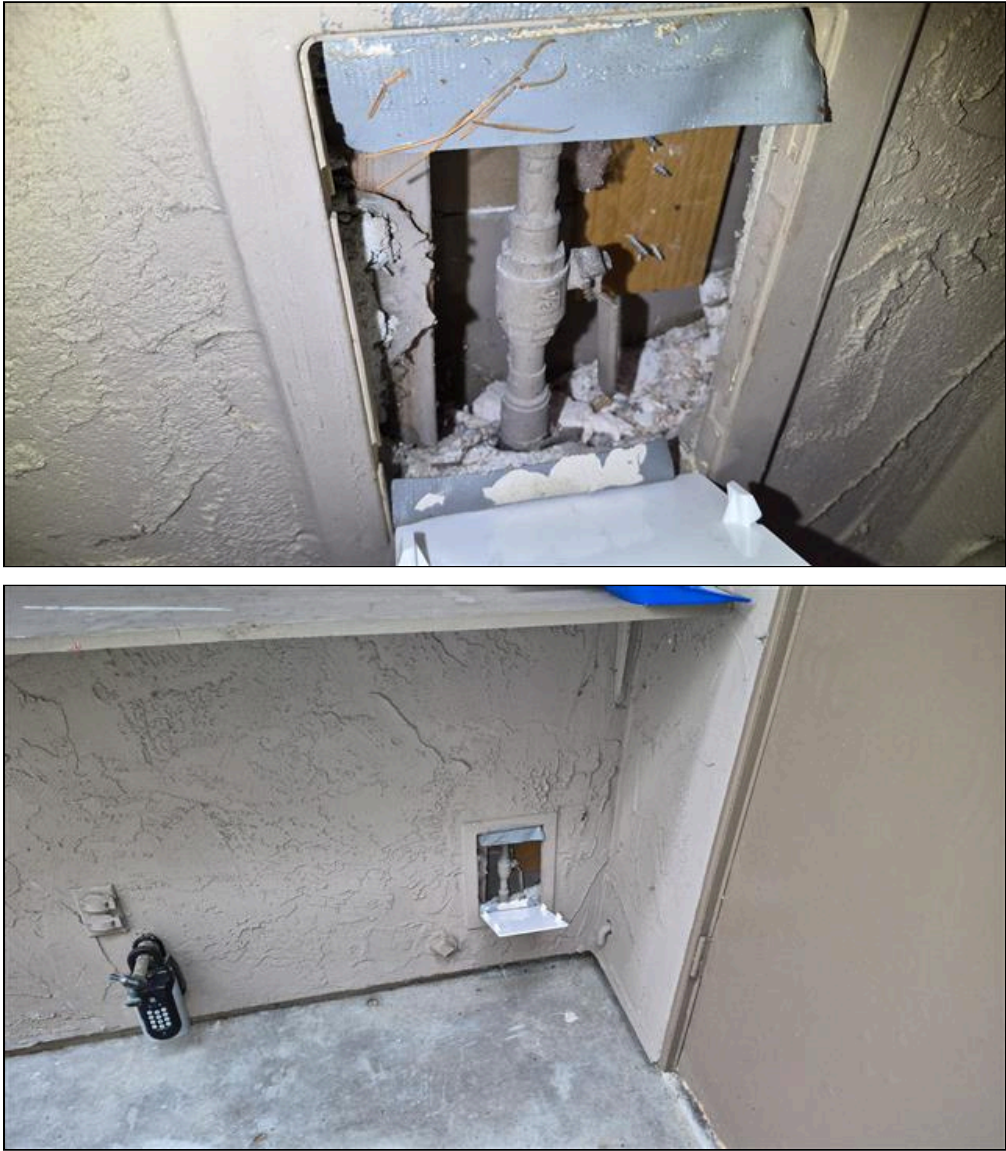
Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a

safe living environment.

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

5. Plumbing System

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



Styles & Materials

Main Water Shut-Off:

Kitchen Exterior Wall

Drain - Waste - Vent Piping:

ABS

Washer/Dryer Connection

Location:

not installed
Exterior closet

Fire Sprinklers:

Pressure Regulator:

Not Installed

Location of Main Line Clean-out(s):

Common area

Dryer Connection Type:

220 Volt (not tested)

Water Distribution Piping:

Copper

Waste System:

Sewer

Bathroom Exhaust Types:

Fan(s)

Not Installed

Items

5.0 WATER SOURCE

Comments: Inspected

5.1 WATER DISTRIBUTION PIPING

Comments: Inspected

5.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Inspected

5.3 WASHER & DRYER CONNECTIONS

Comments: Limited Inspection

(1) Washer connections/drain observed. Washing machine was not installed at time of inspection. Suggest verifying condition with seller prior to the end of the contingency period.



5.3 Item 1 (Picture)

(2) 220 volt outlet available. Dryer was not installed or limited by personal items at time of inspection. Suggest verifying condition with seller, prior to the end of the contingency period.

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

Comments: Recommendation

🏠 (1) Leaking observed at the shower faucet handle in the 2nd level bathroom. Recommend repair.



5.4 Item 1 (Picture)

📌 (2) Corrosion observed at the shut-off valves in a number of areas throughout the home. Recommend verifying operation and/or replacement of any inoperable valves.



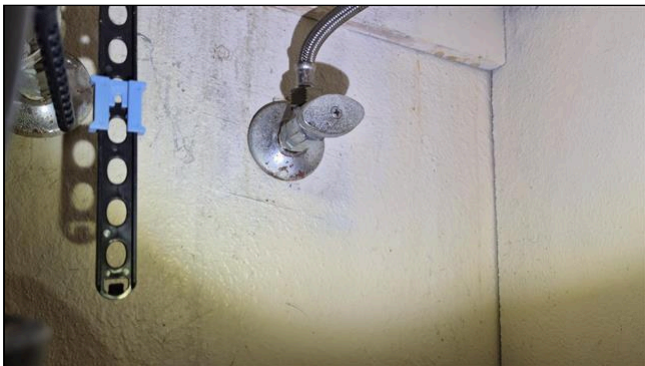
5.4 Item 2 (Picture)



5.4 Item 3 (Picture)



5.4 Item 4 (Picture)



5.4 Item 5 (Picture)

(3) Missing/inoperable drain stoppers observed at the bathroom sinks/tubs. Suggest correcting.



5.4 Item 6 (Picture)



5.4 Item 7 (Picture)



5.4 Item 8 (Picture)

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

5.5 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

🏠 (1) Leaking observed at 2nd level toilet tank. Recommend repair or replacement.

🏠 (2) Chipped/deteriorated surface observed at 2nd level bathroom tub. Recommend repair/ replacement.



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)



5.5 Item 3 (Picture)

5.6 VENTILATION (Bathroom & laundry room)

Comments: Inspected

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

6. Water Heaters

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



Styles & Materials

Location: Exterior closet Laundry area	Manufacturer: Ruud	Power Source: Electric
Capacity: 50 Gallons	Earthquake Straps: Correct	Connections: Rigid Pipe
Date Manufactured: 2004	Expansion tank: Not installed	

Items

6.0 WATER PIPING & SHUT OFF VALVE

Comments: Recommendation



Water lines are constructed of rigid material. Recommend installing flexible supply lines.



6.0 Item 1 (Picture)

6.1 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE LINE

Comments: Inspected

6.2 SEISMIC STRAPS

Comments: Inspected

6.3 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

6.4 DRIP PAN/DRAIN LINE

Comments: Recommendation



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



6.4 Item 1 (Picture)

6.5 EXPANSION TANK

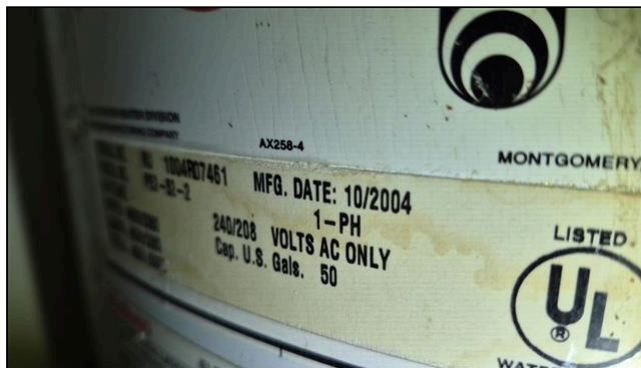
Comments: Not Present

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

6.6 WATER HEATER COMMENTS

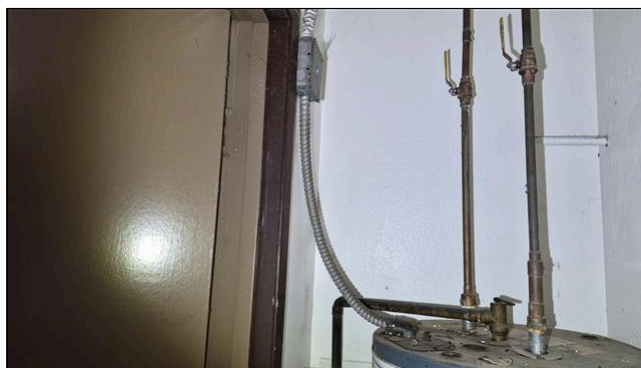
Comments: Recommendation

🏠 (1) Water heater is beyond its estimated service life. The client is advised to verify overall condition with a qualified plumber.



6.6 Item 1 (Picture)

🏠 (2) Electrical disconnect is not installed within sight of the water heater. Recommend correcting.



6.6 Item 2 (Picture)

🏠 (3) Evidence of animal activity/droppings observed at equipment. Recommend further review by a qualified pest control specialist.

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



6.6 Item 3 (Picture)

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

7. Heating and Air Conditioning Systems

Heating System

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

Cooling System

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





Styles & Materials

Air Conditioning Equipment Type: Window/Wall Cooling Unit (Operable)
Air Conditioning Location: Living Room

Heating Equipment Type: Wall heater - electric

Heating Equipment Location:
Bedroom
Living Room

Heating Operation:
Unit Provided Heat

Items

7.0 HEATING CONDITION

Comments: Recommendation

(1) Units were tested using normal operating controls and provided heat at the service registers. Servicing and regular maintenance of the components is necessary to prolong the service life of the system.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)

🏠 (2) Electric heater coils are covered in dust/debris. Recommend maintenance.

7.1 COOLING CONDITION

Comments: Inspected

(1) Window/wall cooling unit was operable at the time of inspection. Our inspection was limited to testing the basic operation of cooling and/or heating settings.



7.1 Item 1 (Picture)

(2) Window unit is unsealed/missing trim. Suggest repair.



7.1 Item 2 (Picture)

Heating System:

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

Cooling System:

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

8. Kitchen Appliances

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





Styles & Materials

Exhaust Hood Brand:	Dishwasher Brand:	Stove/Oven Brand(s):
Nutone	General Electric	Whirlpool
Refrigerator:		
Kenmore		

Items

8.0 DISHWASHER
Comments: Inspected

8.1 STOVE/OVEN
Comments: Recommendation

 Oven door is blocked by dishwasher. Recommend correcting.



8.1 Item 1 (Picture)



8.1 Item 2 (Picture)

8.2 EXHAUST FAN/HOOD
Comments: Recommendation

📍 (1) Exhaust vent ducting is disconnected. Recommend repair.



8.2 Item 1 (Picture)

(2) Exhaust hood is dented/damaged and nearing the end of its service life. Suggest replacement.



8.2 Item 2 (Picture)

8.3 REFRIGERATOR

Comments: Inspected

Ice tray is missing at freezer. Suggest replacement.



8.3 Item 1 (Picture)

8.4 APPLIANCE COMMENTS

Comments: Inspected

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



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)



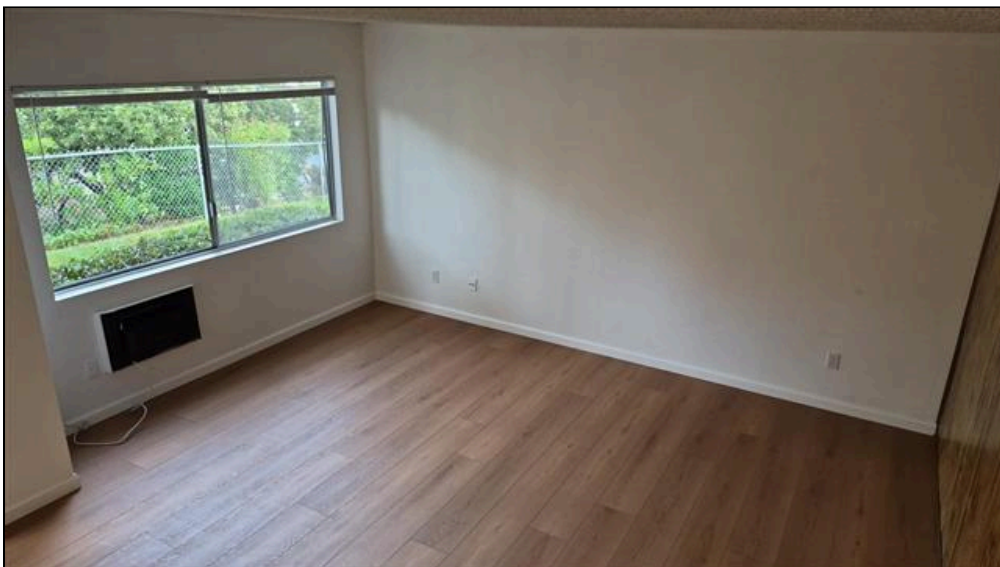
8.4 Item 4 (Picture)

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

9. Interior Rooms

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







Styles & Materials

Flooring Material Type: Carpet Laminate Vinyl or Linoleum	Walls & Ceiling Material Type: Drywall/Sheetrock Wood Paneling	Interior Door Type: Hollow core wood
Cabinet Material Type: Wood	Counter Type: Manufactured material	Railings: Metal
Era of Construction: Pre-1980 Construction		

Items

9.0 FLOORS

Comments: Inspected

9.1 WALLS & CEILINGS

Comments: Recommendation

 (1) Leaking observed at kitchen exhaust hood from the 2nd level bathroom. Hidden damage

may not be observable. Recommend further review by a qualified professional, prior to the end of the contingency period.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)



9.1 Item 3 (Picture)

(2) Chipped paint or popcorn ceiling texture observed in areas. Suggest repair.



9.1 Item 4 (Picture)



9.1 Item 5 (Picture)

9.2 INTERIOR DOORS

Comments: Inspected

9.3 INTERIOR CLOSETS

Comments: Inspected

9.4 CABINETS & COUNTERTOPS

Comments: Inspected

(1) Moisture damage observed at bathroom vanities. Moisture/leaking was not detected at time of inspection. Suggest repair/replacement of moisture damaged components.



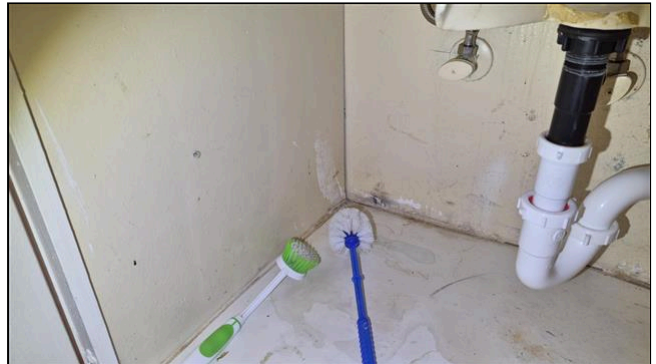
9.4 Item 1 (Picture)



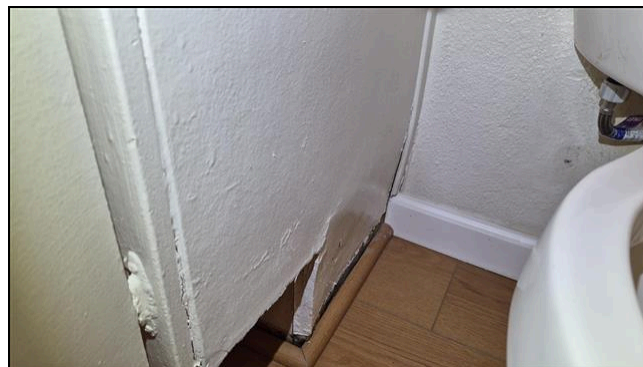
9.4 Item 2 (Picture)



9.4 Item 3 (Picture)

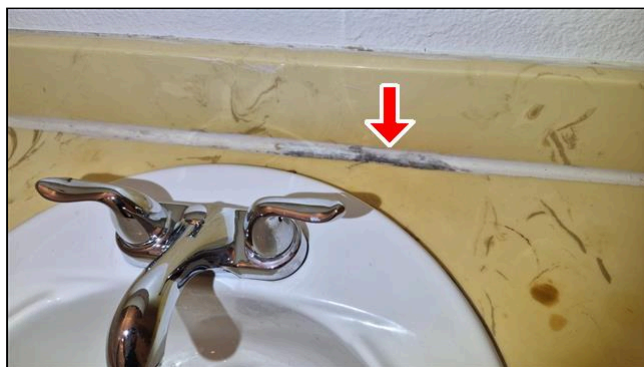


9.4 Item 4 (Picture)



9.4 Item 5 (Picture)

(2) Deteriorated sealant or dark staining observed at bathroom sink backsplash. Suggest re-sealing.

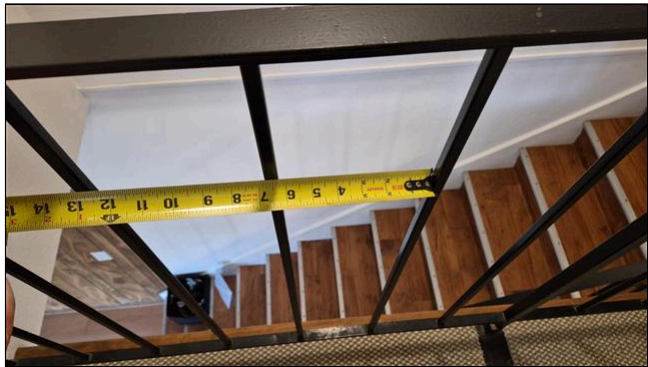


9.4 Item 6 (Picture)

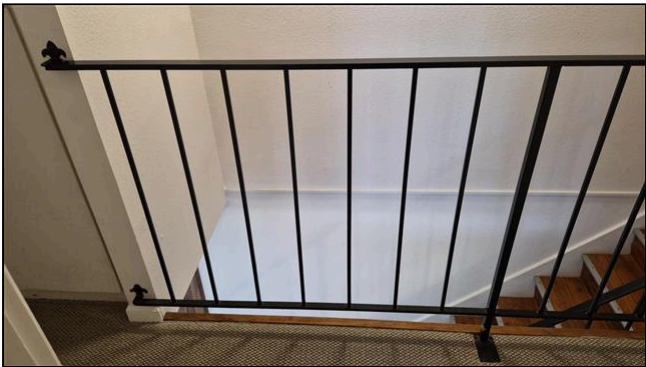
9.5 STAIRS & RAILINGS

Comments: Recommendation

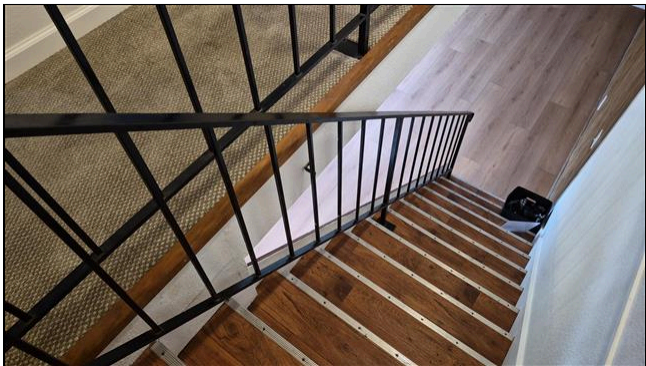
 The baluster spacing is wider than current standards recommend (4") at the 2nd level and stair railings - safety concern. Recommend correcting.



9.5 Item 1 (Picture)



9.5 Item 2 (Picture)



9.5 Item 3 (Picture)

9.6 INTERIOR COMMENTS

Comments: Inspected

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

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

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

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

Styles & Materials

Exposed Foundation:	HOA:
Concrete Slab	Yes

Items

10.0 EXPOSED FOUNDATION

Comments: Inspected

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

10.1 CRAWLSPACE COMMENTS

Comments: Inspected

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

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

11. Repair Estimates

Items

11.0 Repair Estimates

Comments: Inspected

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

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

What you get:

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

How to get a quote:

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

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

[Get Your Repair Quote Now](#)



INVOICE

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

Inspection Date: 9/25/2026
Report ID: 2026010925KM

Customer Info:	Inspection Property:
Marcia Abbott	5343 Caminito Mindy San Diego CA 92105
Customer's Real Estate Professional: Scott Freitag Keller Williams Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo	435.00	1	435.00
Discount	-1.00	43	-43.00
			Tax \$0.00
			Total Price \$392.00

Payment Method: Credit Card
Payment Status: Paid
Note: