Preliminary Inspection Summary

3475 Via Loma Vista, Escondido, CA 92029

Trust Sale

> **Important notice:** This is a summary of a **preliminary, limited visual inspection**. It is **not a full home inspection**. It is provided to help Buyers make an informed offer. It may not identify every condition of the property. Buyers are strongly encouraged to complete their own inspections with qualified professionals during their investigation period.

Roof & Attic

- Roof has exceeded its life expectancy
- Stains above the water heater from roof leaks
- Rodent droppings in the attic

Plumbing & Water

- Water damage under the bathroom sinks
- Water damage under the kitchen sink
- Corroded angle stops (shut-off valves)
- Water pressure is excessive
- Water heater is 9 years old and at the end of its life expectancy

Exterior

- Exterior wood is deteriorated
- Exterior wood is peeling in multiple locations
- Exterior trim is deteriorated in multiple locations
- Fascia boards are damaged
- Negative grading (slopes toward the structure)

Deck & Pergola

- Deck boards are deteriorated
- Pergola is deteriorated
- Pergola attachment is incorrect

Garage

- Garage doors are water damaged

Safety

- Smoke and CO detectors are not in the correct locations

Systems

- HVAC system is operational

Not Inspected

- The area underneath the deck

Buyer acknowledgment: Buyer received and reviewed this preliminary inspection summary before submitting an offer.

Buyer: _____ Date: _____

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