

PRP Inspections Inc.

"Helping You Make Informed Decisions"

Tel: 858-472-6476
www.prpinspections.com Mike@prpinspections.com

SUMMARY REPORT

Client: Lee & Rob Harring
Inspection Address: 1905 Catalina Blvd, San Diego, CA 92107
Inspection Date: 7/18/2021 Start: 9:30 am End: 12:00 pm
Inspected by: Michael Durnell

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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

Components and Conditions Needing Service

Structural

Raised Foundation

Crawlspace Observations

- There is miscellaneous construction debris or other stored items which should be removed

Intermediate Floor Framing

- One of the post is off center to the pier and should be serviced by a licensed contractor

Electrical

- There is electrical romex or wiring laying on the ground which should be attached to the floor joist properly
- There is an electrical wire that is exposed that should terminate in an electrical junction box

Ventilation

- Several of the foundation ventilation screens are damaged or missing and should be repaired or replaced

Exterior

Grading & Drainage

Area Drains

- There is standing water or debris visible within the area drains which should be cleared

Exterior Components

Fences & Gates

- Sections of the fence or gates are leaning or damaged and should be repaired or replaced

Steps & Handrails

- There is loose stairs and wood damage to the front stairs that should be evaluated by the termite inspector

Outlets

- All of the exterior outlets should have ground-fault protection

Lights

- We were unable to test outdoor flood lights or security lights which may have photo sensors on them
- One of the porch lights did not illuminate and needs serviced
- There are not lights under the back patio from either exit and some should be installed for safety reasons

Electrical

- There is exposed electrical wiring to and under the patio structure in the back that needs evaluated by a electrician

Roof

Composition Shingle Roof

General Comments

- There has been a repair or repairs made to the roof that you should obtain the paperwork

Roofing Material

- Sections of the roofing material is deteriorated and should be evaluated by a roofing contractor

Plumbing

Gas Water Heaters

Vent Pipe & Cap

- The vent pipe is too close to combustible material

Relief Valve & Discharge Pipe

- The pressure relief valve on the water heater does not have a discharge pipe

Seismic Straps

- There should be a block behind the unit for the straps to pull against to keep the unit secure

Waste & Drainage Systems

Type of Material

- The visible portions of the main drainpipe is an older cast-iron type which we recommend be video scanned

Electrical

Main Panel

General Comments

- All most all of the outlets in the home are ungrounded and have three pronged outlets installed
- (2)All most all of the outlets in the home are ungrounded and have three pronged outlets installed

Main Panel Observations

- The frame work around the panel impedes the ability to open the panel in an emergency without removing screws

Circuit Breakers

- Various circuits are not labeled which is recommended

Heat-A/C

HVAC Package Systems

Furnace

- The furnace did not respond to the thermostat and needs evaluated by a licensed HVAC technician

Return-Air Compartment

- The filter(s) is dirty or missing and should be changed or replaced
- The return-air compartment draws outside air which is not common and needs evaluated by a licensed specialist
- The return-air compartment needs to be sealed to prevent it from pulling crawlspace air

Evaporator Coil

- Energy is being lost at the seams of the evaporator coil and furnace in the crawlspace which should be sealed

Condensate Drainpipe

- We were unable to identify the termination point of the drain pipe which we recommend be identified

Metal Ducting

- One of the metal ducts is crushed and split in the middle of the home needs serviced to prevent energy loss
- The metal ducts are not adequately sealed at the seams and are losing energy
- There is a PVC line connected to the main sewer line that could allow harmful gases into the interior circulating air
- A terminated duct under the home is leaking air at the end of it and should be sealed correctly by a specialist

Living

Main Entry

Doors

- There is no doorbell and you may wish to have one installed
- The lower lock was difficult open and the handle is loose which needs to be serviced

Office or Library

Doors

- The door striker plate needs to be adjusted for the striker pin to engage

Outlets

- An outlet has reversed polarity and should be serviced

Bedrooms

Master Bedroom

Lights

- The light switch is missing the cover plate which needs installed to prevent a shock hazard

Doors

- The exterior door is functional but it is not weather sealed

Walls & Ceiling

- There has been a repair to the ceiling that should be explained by the sellers it be further evaluated

Ceiling Fan & Light Fixture

- The pull chain and switch is missing from the fixture for the fan and needs serviced or replaced

2nd Guest Bedroom

Closets

- The motion detector is missing a cover plate and is not functional which needs serviced

Dual-Glazed Windows

- A window lock is missing or needs to be serviced to be functional
- The window clips are broken on one of the windows and the window will not stay in the tracks properly

Bathrooms

Main Bathroom

Lights

- The ceiling light does not respond and should be serviced

Outlets

- The GFCI outlet did not have any power and needs serviced or replaced

Tub-Shower

- The shower diverter valve in the tub-shower is defective and should be serviced

Master Bathroom

Stall Shower

- The mixing valve is missing the mechanical stop and the valve spins 360 degrees which needs serviced
- The shower coating is peeling and the shower needs re-coated or replaced

Sink Faucet Valves & Connectors Trap & Drain

- The mechanical sink stopper will need to be adjusted to engage or disengage

Kitchen

Kitchen

Doors

- There are broken hermetic seals in an exterior door panels that you may wish to have replaced

Cabinets

- The floor of the sink cabinet is functional but moisture damaged

Garbage Disposal

- The garbage disposal is incorrectly powered with romex and should be powered by the manufactures cord
- Foreign debris is stuck within the garbage disposal that should be removed

Gas Range

- The range is not equipped with an anti-tip device or the device is not functional and needs serviced

Outlets

- The outlets within 6 feet of water should have ground-fault protection

Refrigerator

- The ice maker was off at the time of the inspection and you may wish to ask the sellers if the unit is functional

Laundry

Laundry Area

Dryer Vent

- There is no provision to vent the gas dryer to the exterior which is mandated and one should be installed

Washer & Dryer

- The gas line is not installed on the dryer and the unit could not be tested
- The control panel on the washer is broken and the unit could not be tested

Garage

Double-Car Garage

Garage Side Door

- The door does not latch or lock and needs to be serviced

Garage Door & Hardware

- The cables are loose and the springs need serviced by a licensed garage door specialist

Outlets

- All the outlets should have ground-fault protection

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Framing

- There is missing framing rafter ties and strong backs which should be evaluated by a licensed framer

Electrical

- There is exposed electrical romex that we recommend be in conduit below 8 ft or covered to protect the wire
- There are open electrical junction boxes and exposed electrical connections that needs serviced
- There are outlets hanging by the wires and exposed electrical wiring that should be addressed by an electrician

Attic

Primary Attic

Attic Access Location

- The attic can be accessed through a pull-down ladder that is in frail condition and needs serviced or replaced

Electrical

- There are open electrical junction boxes that should be sealed for fire and electrical safety reasons

Exhaust Ducts

- The master bathroom exhaust duct is separated and should be repaired

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
Lee & Rob Harring

INSPECTION ADDRESS

1905 Catalina Blvd, San Diego, CA 92107

INSPECTION DATE

7/18/2021 9:30 am to 12:00 pm



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GENERAL INFORMATION

Inspection Address: 1905 Catalina Blvd, San Diego, CA 92107
Inspection Date: 7/18/2021 Time: 9:30 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Michael Durnell

Client Information: Lee & Rob Harring
Structure Type: Wood Frame
Foundation Type: Raised Foundation
Furnished: No
Number of Stories: One

Structure Orientation: North East

Estimated Year Built: 1947
Unofficial Sq.Ft.: 1139

People on Site At Time of Inspection: Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of PRP Inspections 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 PRP Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of CREIA (California Real Estate Inspection Association, 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 specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 1905CatalinaBlvd-SD-154-21

SCOPE OF WORK

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

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

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

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

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

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

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

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.

Raised Foundation

Raised Foundation Type

Informational Conditions

The foundation is raised and bolted to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural standards.



Crawlspace Observations

Components and Conditions Needing Service

There is miscellaneous construction debris or other stored items which should be removed to prevent rodents from living under the home



Intermediate Floor Framing

Components and Conditions Needing Service

One of the post is off center to the pier and should be serviced by a licensed contractor



Electrical

Components and Conditions Needing Service

There is electrical romex or wiring laying on the ground which should be attached to the floor joist properly for safety reasons.



There is an electrical wire that is exposed that should terminate in an electrical junction box



Ventilation

Components and Conditions Needing Service

Several of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.



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.

Grading & Drainage

Area Drains

Components and Conditions Needing Service

There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.



Exterior Components

Fences & Gates

Components and Conditions Needing Service

Sections of the fence or gates are leaning or damaged and should be repaired or replaced.



Steps & Handrails

Components and Conditions Needing Service

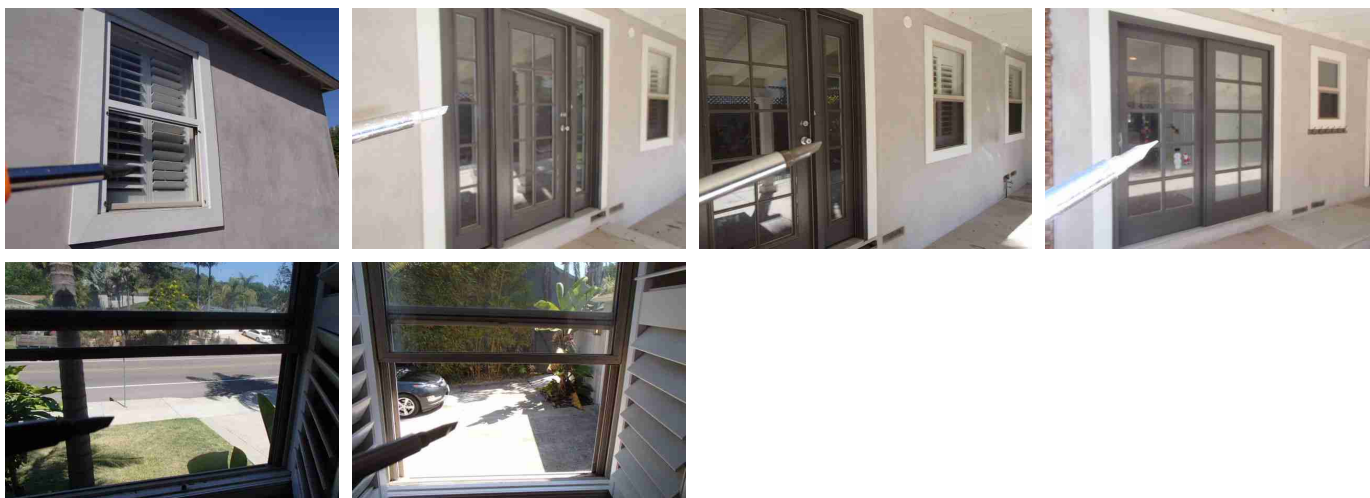
There is loose stairs and wood damage to the front stairs that should be evaluated by the termite inspector and or contractor for safety reasons.



Screens

Informational Conditions

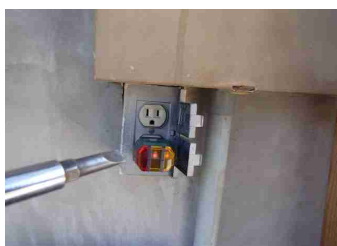
Most of the window screens are damaged or missing and you may wish to have them replaced.



Outlets

Components and Conditions Needing Service

All of the exterior outlets should have ground fault protection. Outlets that have something constantly plugged in should have globe covers to protect the electrical system from the exterior environment.



Lights

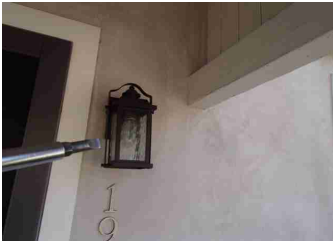
Components and Conditions Needing Service

We were unable to test outdoor flood lights or security lights which may have photo sensors on them. Recommend sellers ensure the lights are functional.

We were unable to test outdoor flood lights or security lights which may have photo sensors on them - *Continued*



One of the porch lights did not illuminate and needs serviced.



There are not lights under the back patio from either exit and some should be installed for safety reasons and a light source as you exit the home.



Electrical

Components and Conditions Needing Service

There is exposed electrical wiring to and under the patio structure in the back that needs evaluated by a electrician. The wire should be enclosed in conduit.

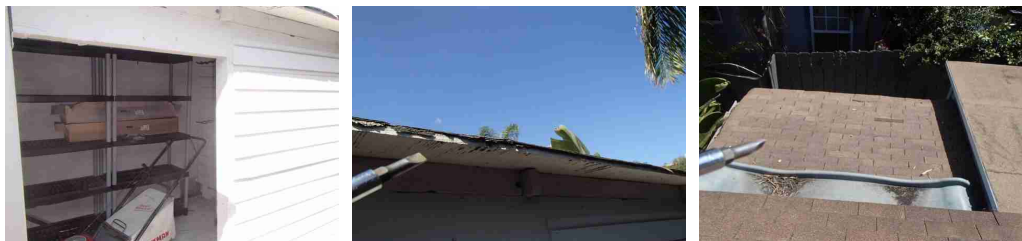


Sheds

Informational Conditions

The roof has signs of leaking and you should be aware of this condition

The roof has signs of leaking and you should be aware of this condition - *Continued*



Roof

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

Composition Shingle Roof

General Comments

Components and Conditions Needing Service

There has been a repair or repairs made to the roof that you should obtain the paperwork for to insure the work was performed by a licensed roofer which may include a warranty as well.



Method of Evaluation

Informational Conditions

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

Estimated Age

Informational Conditions

The roof appears to be more than twenty years old and we recommend a second opinion from a licensed roofer. The roof is in the last few years of its life and is susceptible to leaks.

Roofing Material

Components and Conditions Needing Service

Sections of the roofing material is deteriorated and should be evaluated by a roofing contractor, because the cost of replacing the roof could significantly affect your evaluation of the property.



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.

Potable Water Supply Pipes

Water Main Shutoff Location

Informational Conditions

The main water shutoff valve is located at the front of the residence.



Pressure Regulators

Functional Components and Conditions

A functional pressure regulator is in place on the plumbing system. The range parameters are 40-80 PSI.



Water Meter

Informational Conditions

The water meter is located in the sidewalk in the front of the home. There is a small dial or triangle, and some may be digital on the meter which should not be moving when nothing is on in the home or grove. If it is moving, this is an indication of a leak in the systems somewhere which needs evaluated and repaired.



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the front of the residence . 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.

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Gas Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by a 4 year, 29 gallon water heater that is located in the garage.



Common Observations

Informational Conditions

The water heater is functional.

Vent Pipe & Cap

Components and Conditions Needing Service

The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.



Relief Valve & Discharge Pipe

Components and Conditions Needing Service

The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade on the exterior.

The pressure relief valve on the water heater does not have a discharge pipe - *Continued*



Seismic Straps

Components and Conditions Needing Service

There should be a block behind the unit for the straps to pull against to keep the unit secure in the event an earthquake.



Irrigation or Sprinklers

Automatic Sprinklers

Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers if possible.



Waste & Drainage Systems

Type of Material

Components and Conditions Needing Service

The visible portions of the main drainpipe is an older cast-iron type which we recommend be video scanned to insure the pipe is clear and in acceptable condition. The sellers should disclose if they have had an blockages or if the pipe needs to be periodically cleaned.

The visible portions of the main drainpipe is an older cast-iron type which we recommend be video scanned - *Continued*



Electrical

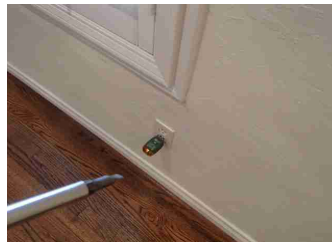
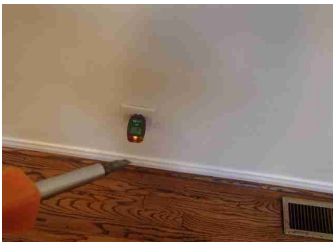
There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [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.

Main Panel

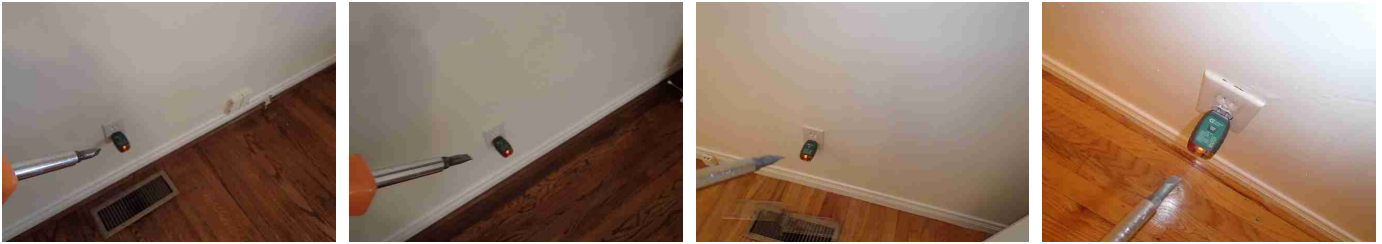
General Comments

Components and Conditions Needing Service

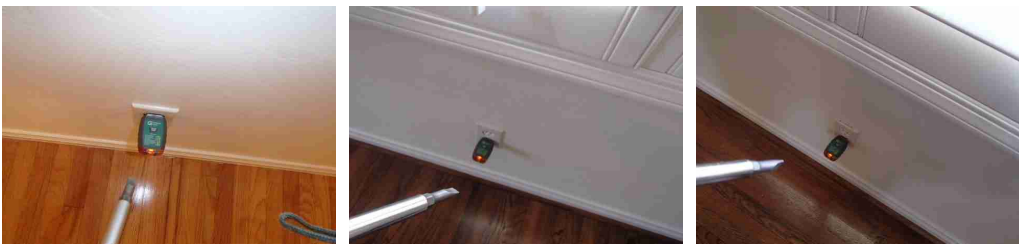
All most all of the outlets in the home are ungrounded and have three pronged outlets installed. This allows you to plug in electrical components that by today's regulations are required to have grounds. This condition should be evaluated and a ground fault circuit interrupter breaker should be installed on each circuit in the main electrical panel.



All most all of the outlets in the home are ungrounded and have three pronged outlets installed - *Continued*



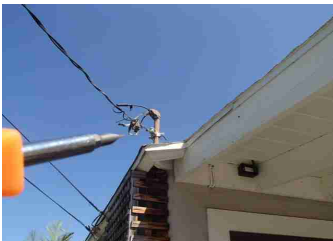
All most all of the outlets in the home are ungrounded and have three pronged outlets installed. This allows you to plug in electrical components that by today's regulations are required to have grounds. This condition should be evaluated and a ground fault circuit interrupter breaker should be installed on each circuit in the main electrical panel.



Service Entrance

Informational Conditions

The service entrance, mast weather head, and cleat are in acceptable condition.



Panel Size & Location

Informational Conditions

The residence is served by a 100 amp, 110-220 volt panel, located on the side of the residence.



Main Panel Observations

Components and Conditions Needing Service

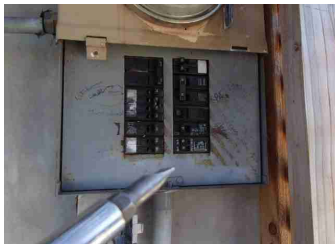
The frame work around the panel impedes the ability to open the panel in an emergency without removing screws, this should be corrected for safety reasons.



Circuit Breakers

Components and Conditions Needing Service

Various circuits are not labeled, which is recommended.



Heat-A/C

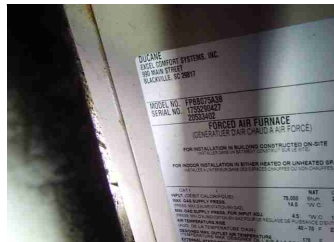
The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means 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.

HVAC Package Systems

Age & Location

Informational Conditions

Central heat and air conditioning is provided by a 17 year old system which is located in the crawlspace.



Furnace

Components and Conditions Needing Service

The furnace did not respond to the thermostat and needs evaluated by a licensed HVAC technician.



Return-Air Compartment

Components and Conditions Needing Service

The filter(s) is dirty or missing and should be changed or replaced every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

The return air compartment draws outside air, which is not as efficient as one that recirculates interior air and this should be evaluated by a licensed specialist before close of escrow.



The return-air compartment needs to be sealed to prevent it from pulling crawlspace air and lowering the unit efficacy.



Evaporator Coil

Components and Conditions Needing Service

Energy is being lost at the seams of the evaporator coil and furnace in the crawlspace which should be sealed.



Inspection Address: 1905 Catalina Blvd, San Diego, CA 92107
Inspection Date/Time: 7/18/2021 9:30 am to 12:00 pm

Condensate Drainpipe

Components and Conditions Needing Service

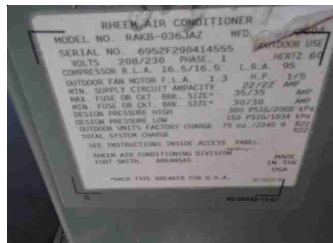
We were unable to identify the termination point of the drain pipe which we recommend be identified.



Condensing Coil

Functional Components and Conditions

The condensing coil did respond and was functional at the time of the inspection.



Refrigerant Lines

Informational Conditions

Insulation is missing from the refrigerant lines at the condensing unit, which will allow condensation to form and drip and also effect the efficiency of the unit.



Metal Ducting

Components and Conditions Needing Service

The ducts are a rigid metal type that are insulated with fiberglass. However, one of the ducts is crushed in the middle of the home and should be examined for evidence of rodent intrusion, and then serviced and secured to prevent energy loss in the crawlspace.



The ducts are a rigid metal type insulated with fiberglass. However, one of them is separated at near the middle of the home, and should be examined for evidence of rodent intrusion, and then reconnected and secured.



There is a PVC line connected to the main sewer line that could allow harmful gases into the interior circulating air. This is a health and safety hazard and should be removed.



A terminated duct under the home is leaking air at the end of it and should be sealed correctly by a specialist.



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.

Main Entry

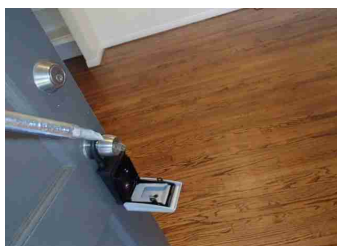
Doors

Components and Conditions Needing Service

There is no doorbell, and you may wish to have one installed. They make battery operated ones that are a simple install.



The lower lock was difficult to open and the handle is loose which needs to be serviced.



Living Room

No Recommended Service

Informational Conditions

We have evaluated the living room, and found it to be in acceptable condition.



Smoke & Carbon Monoxide Detector

Functional Components and Conditions

A smoke & carbon monoxide detector was present and should be checked periodically.



Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.



Office or Library

A Renovation or Addition

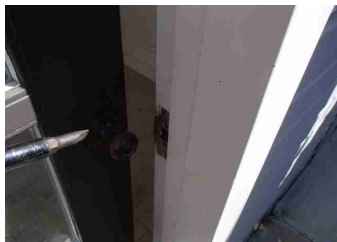
Informational Conditions

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

Doors

Components and Conditions Needing Service

The door striker plate needs to be adjusted for the striker pin to engage.



Outlets

Components and Conditions Needing Service

An outlet has reversed polarity, and should be serviced.



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.

Master Bedroom

Lights

Components and Conditions Needing Service

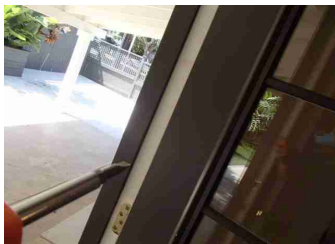
The light switch is missing the cover plate which needs installed to prevent a shock hazard.



Doors

Components and Conditions Needing Service

The exterior door is functional but it is not weather sealed.



Walls & Ceiling

Components and Conditions Needing Service

There has been a repair to the ceiling that should be explained by the sellers it be further evaluated.



Ceiling Fan & Light Fixture

Components and Conditions Needing Service

The pull chain and switch is missing from the fixture for the fan and needs serviced or replaced.

The pull chain and switch is missing from the fixture for the fan and needs serviced or replaced - *Continued*



Smoke & Carbon Monoxide Detector

Functional Components and Conditions

The smoke and carbon monoxide detector was present and should be checked periodically.



1st Guest Bedroom

Smoke & Carbon Monoxide Detector

Informational Conditions

The smoke and carbon monoxide detector was present and should be checked periodically.



2nd Guest Bedroom

Closets

Components and Conditions Needing Service

The motion detector is missing a cover plate and is not functional which needs serviced



Dual-Glazed Windows

Components and Conditions Needing Service

A window lock is missing, or needs to be serviced, to be functional.



The window clips are broken on one of the windows and the window will not stay in the tracks properly and needs serviced.



Smoke & Carbon Monoxide Detector

Informational Conditions

The smoke and carbon monoxide detector was functional and should be checked periodically.



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.

Main Bathroom

Lights

Components and Conditions Needing Service

The ceiling light does not respond, and should be serviced.

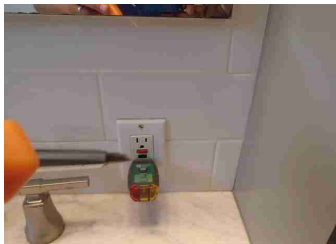
The ceiling light does not respond and should be serviced - *Continued*



Outlets

Components and Conditions Needing Service

The GFCI outlet did not have any power and needs serviced or replaced.



Toilet & Bidet

Informational Conditions

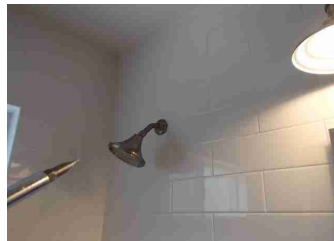
The toilet is closer to the wall or cabinet than what is required and you should be aware of this condition.



Tub-Shower

Components and Conditions Needing Service

The shower diverter valve in the tub/shower is defective, and should be serviced. Water continues to flow from the spout while in shower mode.



Master Bathroom

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection except for the ones we point out in the report.



Stall Shower

Components and Conditions Needing Service

The mixing valve is missing the mechanical stop and the valve spins 360 degrees which needs serviced.



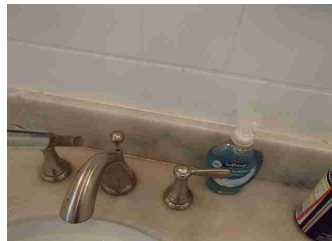
The shower coating is peeling and the shower needs re-coated or replaced



Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

The mechanical sink stopper will need to be adjusted to engage or disengage.



Cabinets

Informational Conditions

The cabinet door hits the toilet and you should be aware of this condition.



Walls & Ceiling

Informational Conditions

The paint on the ceiling is flaking from years of moisture and needs sanded and repainted



Kitchen

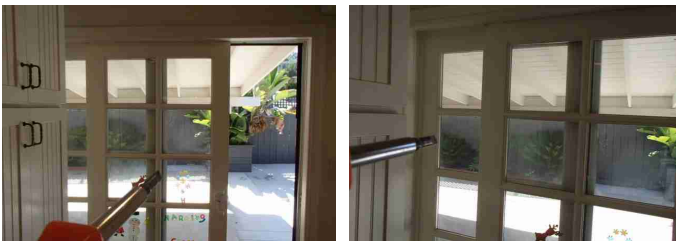
We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be 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.

Kitchen

Doors

Components and Conditions Needing Service

There are broken hermetic seals in an exterior door panels that you may wish to have replaced.



Dual-Glazed Windows

Informational Conditions

The window could not be tested due to the faucet blocking the plantation shutters on the window.



Cabinets

Informational Conditions

The refrigerator is too tall and blocks the right cabinet door above the unit and you should be aware of this condition.



Components and Conditions Needing Service

The floor of the sink cabinet is functional, but moisture damaged. There may be more damage to the wall or under the shelf that we are not able to see and you should be aware of this condition.



Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Components and Conditions Needing Service

The garbage disposal is incorrectly powered with romex and should be powered by the manufactures cord. This should be serviced by an electrician due to an outlet that will need to be installed under the sink.



Foreign debris is stuck within the garbage disposal, which should be removed.



Gas Range

Functional Components and Conditions

The gas range was functional, but was neither calibrated nor tested for its performance.



Informational Conditions

The under counter light appears to be warped from heat which may be too close to the range and should be monitored.



Components and Conditions Needing Service

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

Dishwasher

Functional Components and Conditions

The dishwasher is functional.



Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Outlets

Components and Conditions Needing Service

The outlets within 6 feet of water should have ground-fault protection, especially with six feet of a water source, which is mandated by current standards and is an important safety feature.



Above the Range Microwave

Functional Components and Conditions

The above the range microwave was functional at the time of the inspection.

Informational Conditions

One of the lights on the above the range microwave was not functional and needs serviced



Refrigerator

Informational Conditions

The refrigerator(s) was functional at the time of the inspection.

Components and Conditions Needing Service

The ice maker was off at the time of the inspection and you may wish to ask the sellers if the unit is functional.



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.

Laundry Area

Trap & Drain

Informational Conditions

There is no stand pipe and we recommend one be installed to prevent a possible flood in the garage if an object clogs the drain in the basin.



Dryer Vent

Components and Conditions Needing Service

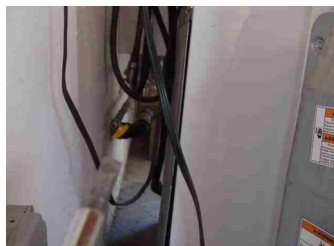
There is no provision to vent the gas dryer to the exterior which is mandated and one should be installed to vent carbon monoxide outside the residence.



Washer & Dryer

Components and Conditions Needing Service

The gas line is not installed on the dryer and the unit could not be tested.



The control panel on the washer is broken and the unit could not be tested.



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.

Double-Car Garage

Slab Floor

Informational Conditions

Efflorescence on the slab floor confirms that moisture has penetrated.. This is not unusual, inasmuch as many older slabs either do not have moisture barriers, or have one that is degraded.



Garage Side Door

Components and Conditions Needing Service

The door does not latch or lock and needs to be serviced.



Garage Door & Hardware

Informational Conditions

There torn weather seal around the garage door which you should be aware of and may wish to have replaced.

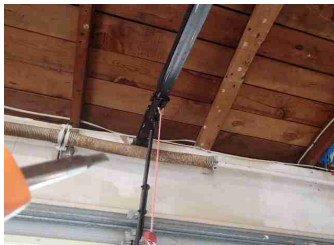
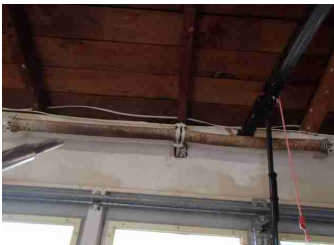
Inspection Address: 1905 Catalina Blvd, San Diego, CA 92107
Inspection Date/Time: 7/18/2021 9:30 am to 12:00 pm

There torn weather seal around the garage door which you should be aware of and may wish to have replaced - *Continue*



Components and Conditions Needing Service

The cables are loose and the springs need serviced by a licensed garage door specialist. The springs that lift the door should be tightened to the proper tension by a specialist. The door should be able to be open manually with minimal effort if the unit fails or the power is out.



Automatic Opener

Informational Conditions

There is a garage door keypad for the door and we recommend you get the code from the sellers.



Lights

Informational Conditions

There were unable to determine that purpose of switches in the garage that we recommend the seller elaborate on.



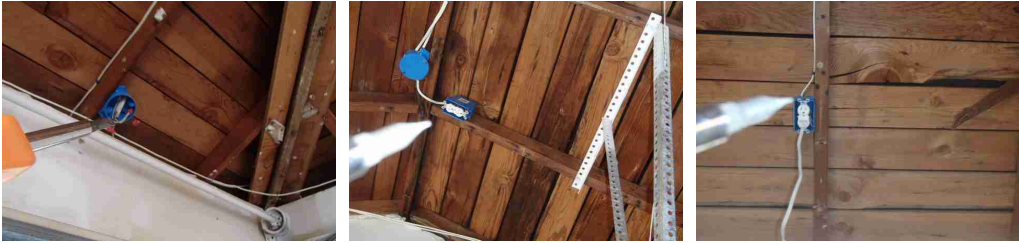
Outlets

Informational Conditions

Multiple outlets are missing the cover plates and they should be installed to avoid a possible shock hazard.

Inspection Address:
Inspection Date/Time:

1905 Catalina Blvd, San Diego, CA 92107
7/18/2021 9:30 am to 12:00 pm



Components and Conditions Needing Service

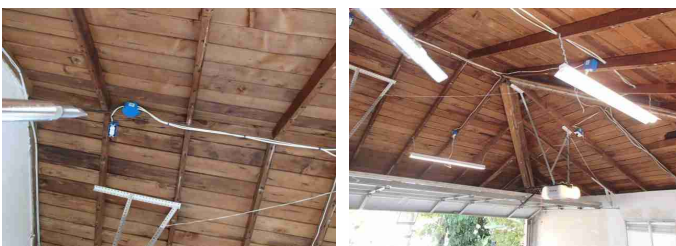
All the outlets should have ground fault protection, which is mandated by current standards and is an important safety feature.



Framing

Components and Conditions Needing Service

There is missing framing rafter ties and strong backs which should be evaluated by a licensed framer before close of escrow.



Electrical

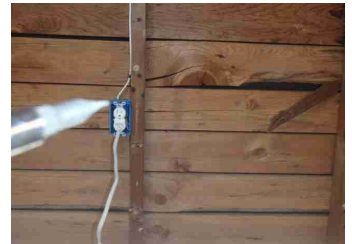
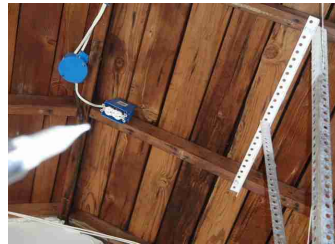
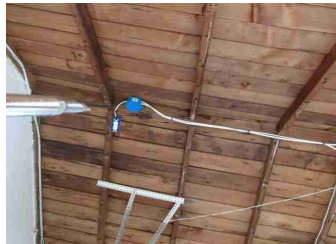
Components and Conditions Needing Service

There is exposed electrical romex below 8.5 ft that we recommend be in conduit or covered to protect the wire. There are open electrical junction boxes and exposed electrical connections that needs serviced by a licensed electrician.

There are open electrical junction boxes and exposed electrical connections that needs serviced - *Continued*



There are outlets hanging by the wires and exposed electrical wiring that should be addressed by an electrician for electrical safety reasons.



Attic

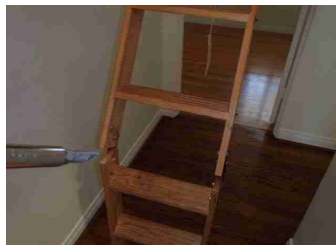
In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. 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.

Primary Attic

Attic Access Location

Components and Conditions Needing Service

The attic can be accessed through a pull-down ladder that is in frail condition and needs serviced or replaced.



Method of Evaluation

Informational Conditions

We evaluated the attic by direct access. Only 85% percent of the attic was able to be inspected due to limited accessibility of some areas.

Common Observations

Informational Conditions

Portions of the attic are being used for storage. However, its framing was not engineered for such use and storage should be limited to lightweight items.



Electrical

Components and Conditions Needing Service

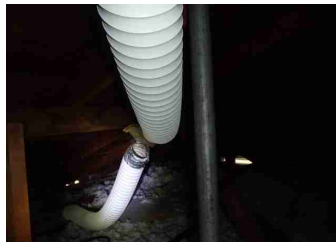
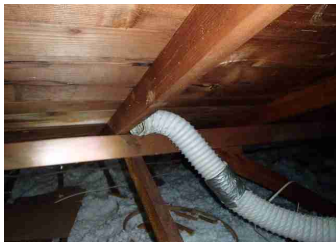
There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



Exhaust Ducts

Components and Conditions Needing Service

The master bathroom exhaust duct is separated, and should be repaired.



REPORT CONCLUSION

1905 Catalina Blvd, San Diego, CA 92107

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

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

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

Inspection Address: 1905 Catalina Blvd, San Diego, CA 92107
Inspection Date/Time: 7/18/2021 9:30 am to 12:00 pm

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Structural	5
Raised Foundation	5
Exterior	7
Grading & Drainage	7
Exterior Components	7
Roof	10
Composition Shingle Roof	10
Plumbing	11
Potable Water Supply Pipes	12
General Gas Components	12
Gas Water Heaters	13
Irrigation or Sprinklers	14
Waste & Drainage Systems	14
Electrical	15
Main Panel	15
Heat-A/C	17
HVAC Package Systems	17
Living	20
Main Entry	21
Living Room	21
Dining Room	22
Office or Library	22
Bedrooms	23
Master Bedroom	23
1st Guest Bedroom	24
2nd Guest Bedroom	24
Bathrooms	25
Main Bathroom	25
Master Bathroom	27
Kitchen	28
Kitchen	28
Laundry	31
Laundry Area	32
Garage	33
Double-Car Garage	33
Attic	36
Primary Attic	36
Report Conclusion	38