Cornerstone Inspection

Property Inspection Report



2035 Idyllwild Pl, Arroyo Grande, CA 93420

Inspection prepared for: Sherri Smart

Real Estate Agent: Erik Sullivan - Re/Max Success

Date of Inspection: 9/28/2026 Time: 1:00 PM

Age of Home: 2003 Size: 3760

Inspector: Greg Hines

Order ID: 14276

CREIA #166634

P.O. Box 1511, Pismo Beach, 93449

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CORNERSTONE INSPECTION

Table Of Contents

Report Summary 2-3
Site and Other Comments 4
Exterior 5-14
Foundation Comments 15
Roofing 16-18
Fireplace 19
Plumbing Components 20-24
Electrical Service Panels 25-26
Interior Space 27-28
Bedrooms 29-31
Kitchen 32-33
Bathrooms 34-37
Laundry 38
Heating & Air conditioning 38-39
Attics 40-44
Garages 45-47

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, 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.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Site and Other Comments		
Page 4 Item: 2	Environmental Comments	2.2. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance.
Plumbing Components		
Page 24 Item: 5	Gas Water Heater Comments	5.10. The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground. 5.11. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.
Kitchen		
Page 33 Item: 4	Electrical Components	4.2. Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.
Bathrooms		
Page 37 Item: 3	2nd Guest Bathroom	3.14. The wall outlet is functional, but should be upgraded to have ground-fault protection.

Heating & Air conditioning		
Page 39 Item: 1	Forced Air Furnace	1.11. The furnaces are functional. However, they are beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.
Garages		
Page 46 Item: 1	Three Car Garage	1.13. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop. 1.14. The hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close and latch, in order to provide a firewall separation between the garage and the residence.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were present during the inspection.

1.2. The Seller was present during the inspection.

1.3. The residence is furnished, and in accordance with California Real Estate Inspection Association(CREIA) standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

1.4. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

1.5. If you have received this report from the seller(s) of the property, or a real estate agent in order to help satisfy part of their transfer discloser obligation, you should not rely on this report for your evaluation of the property as this report is proprietary to our client and Cornerstone Inspection, Inc. Our inspection has a signed, written agreement and a Standards of Practice that is not in place for any third party or subsequent buyer of this property. Our report is valid for the day of our inspection only, as conditions both inside and outside the home will have certainly changed and will not be reflected in this report.

1.6. The home has an intercom or speaker system that we do not have the expertise to evaluate.

1.7. We do not evaluate auxiliary structures, such as storage buildings as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

1.8. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately at (805) 619-5092 to arrange for a contract. This inspection is invalid without a signed contract. The contract may be signed after the inspection has been performed and can be sent and received by e-mail or FAX. Our insurance requires a contract for every inspection, and without one, there is no insurance coverage.

2. Environmental Comments

Observations:

2.1. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons as the sensors may no longer be effective.

2.2. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance.

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.

1.2. The landscaping includes pre-cast concrete accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

1.3. There is a fire pit on the property that we did not evaluate. You may wish to have it demonstrated by the sellers as functional. However, you should be aware that components employing natural gas are inherently dangerous.

Exterior (continued)

2. Grading and Drainage

Observations:

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

2.2. Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

2.3. There are areas at the front where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling.

2.4. The property does not have hard surfaces in some of the side yards to facilitate drainage. Water will percolate and pond adjacent to the residence which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, swales or area drains that direct water away from the residence.

2.5. There appears to be adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space.

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

2.7. There are missing or broken area drain covers. This could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

Exterior (continued)



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3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with stucco siding.

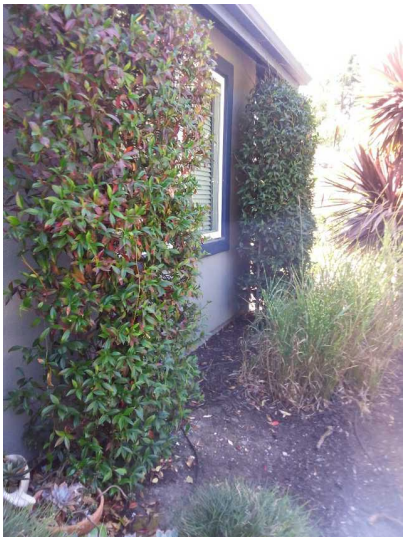
3.2. The house wall finish is in acceptable condition.

3.3. Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches away from the home.

3.4. There are typical cracks in the stucco, which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have this confirmed by a specialist.

3.5. There are stucco patches or repairs that should be explained by the sellers.

Exterior (continued)



Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches away from the home.

4. Hard Surfaces

Observations:

4.1. The driveway is in acceptable condition.

4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.

4.3. Asphalt driveways are not as durable as concrete ones and typically develop cracks.

4.4. We recommend periodically sealing and repairing the asphalt surface to extend its life and maintain appearance.

4.5. The walkways are in acceptable condition.

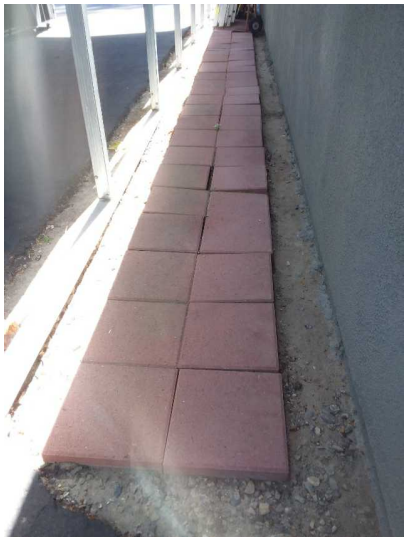
4.6. The patio surface is in acceptable condition.

4.7. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.

4.8. There is one or more offsets in the walkways that could prove to be trip-hazards.

4.9. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

Exterior (continued)



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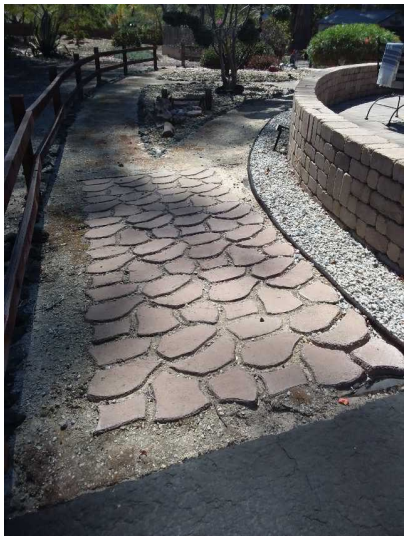

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There is one or more offsets in the walkways that could prove to be trip-hazards.

5. Wood Trim, Facia and Eave

Observations:

5.1. Sections of the fascia, trim and eave need maintenance type service such as sealing and painting.

5.2. There is damage to the wood trim that should be evaluated by a termite inspector.

Exterior (continued)



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Exterior (continued)

6. Electrical Components

Observations:

6.1. The exterior outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.

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

6.3. We have observed that one or more holiday outlets are present. The sellers should disclose where the switch is located to activate the outlets, and demonstrate that they are functional.

6.4. We were not able to activate some of the exterior lights which may be operated on a timer, sensors, or a light bulb that is burned out. Nonetheless, they should be demonstrated as functional by the seller.

6.5. We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

7. Sliding Glass Doors and Screens

Observations:

7.1. The sliding glass doors are tempered and in acceptable condition.

7.2. Panels in the dual-glazed sliders have broken hermetic seals, which you may wish to have replaced.



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Exterior (continued)

8. Windows

Observations:

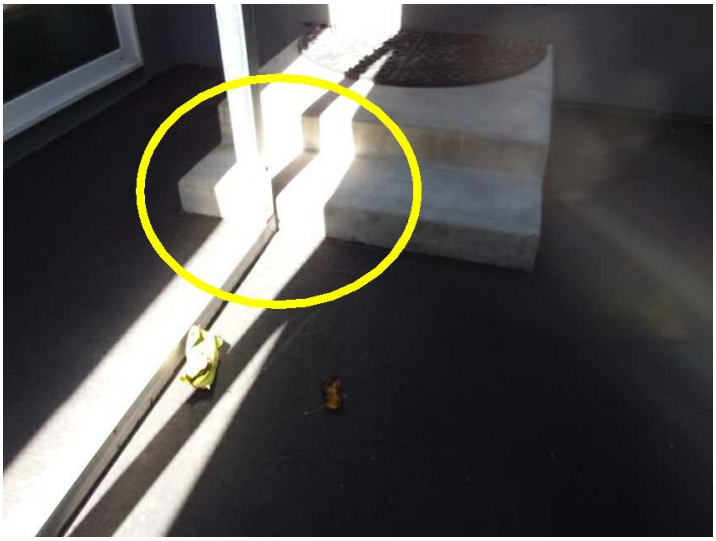
8.1. In accordance with industry standards, we only test a representative sample of windows.

8.2. Dual-pane windows are present that includes hermetic seals. Hermetic seals on these windows can fail at any time and cause condensation to form between the panes. Unfortunately, this is not always apparent which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards we test a representative number of unrestricted windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

9. Stairs and Handrails

Observations:

9.1. Some of the steps have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.



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Exterior (continued)

10. Fences and Gates

Observations:

10.1. Fences are typically constructed for privacy and to depict property lines. Most are built without permits or the benefit of a survey. For this reason, the fence should not be relied on as a property marker. It should be disclosed who is responsible for the fences that are located at this property. Many fences are shared property.

10.2. The fences and gates have damage that is commensurate with their age such as loose or missing boards, weathered boards, and or posts which could be repaired but is not essential.

10.3. Sections of the fence or gates are leaning or missing which you may wish to have repaired or replaced.

10.4. Removing the soil from the bottom of the fences will extend their life.

10.5. It should be disclosed who is responsible for the fences that are located at this property.

10.6. The gate needs maintenance-type service to open, close, or latch easily.

11. Yard and Retaining Walls

Observations:

11.1. The yard walls may have some cosmetic damage but are functional.

11.2. Some of the planter block-caps are loose or missing and should be serviced.



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Exterior (continued)

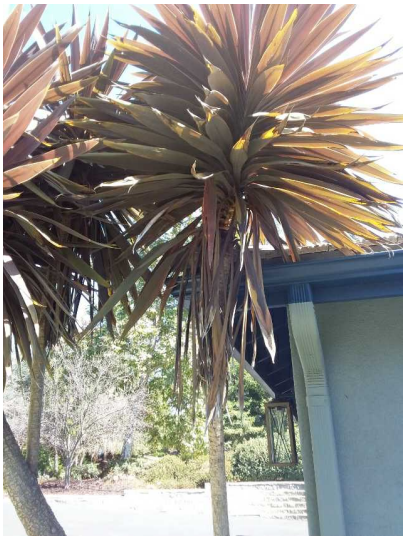
12. Landscaping

Observations:

12.1. There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

12.2. There are tree limbs over growing the residence that should be trimmed or monitored to insure that they do not impact or damage the roof or its components.

12.3. Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

13. Guardrails

Observations:

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

13.2. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. While there are walk off's less than 30 inches, appropriate precautions should be taken to safeguard children and the elderly.

Exterior (continued)



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14. Carport

Observations:

14.1. The carport is in acceptable condition.

Foundation Comments

1. Slab Foundation

Observations:

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

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

1.3. The slab is typical with no visible structural abnormalities.

1.4. Given the homes age, the slab is presumed to be bolted foundation with no visible or significant abnormalities.

Roofing

1. Roof Gutters

Observations:

1.1. The roof gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

1.2. It would be prudent to have splash blocks installed at the bottom of the downspouts, to divert water away from the house and its foundation.

1.3. We have noted that the downspouts enter into underground drains, but we cannot confirm their termination points. It should be verified that they are clear, and the termination points be verified.

Roofing (continued)

2. Concrete Tile Observations

Observations:

2.1. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

2.2. The roof appears to be the same age as the residence.

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

2.4. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

2.5. We observed repairs done to the roof that should be explained by the sellers as to why these repairs were needed.

2.6. Some of the roof flashing needs to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing's on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

2.7. The valley flashings need to be cleaned and kept clean to promote proper run-off.

2.8. The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Roofing (continued)



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Roofing (continued)



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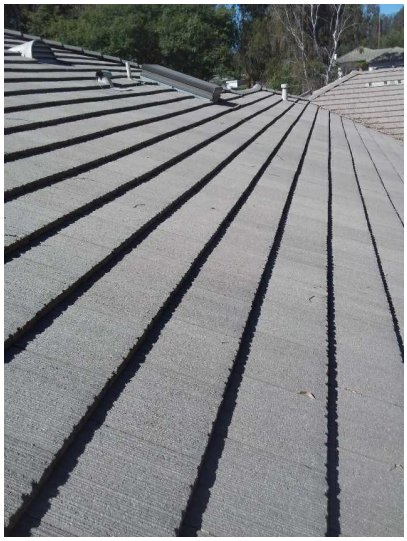


The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a pre-fabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

1.2. The firebox is in acceptable condition.

1.3. The ornamental gas log fire is functional.

1.4. The portions of the flue that are visible appear to be in acceptable condition. We recommend that the flue be cleaned once a year if the fireplace is regularly used. You should ask the sellers when the flue was last cleaned.

1.5. A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

1.6. The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

1.7. The fireplace hearth is in acceptable condition.

1.8. The fireplace mantle is in acceptable condition.

1.9. The chimney flashings are in acceptable condition.



The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.



A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.

2. Water Supply Comments

Observations:

2.1. The main water shut-off valve is located at the front of the house.

2.2. The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.

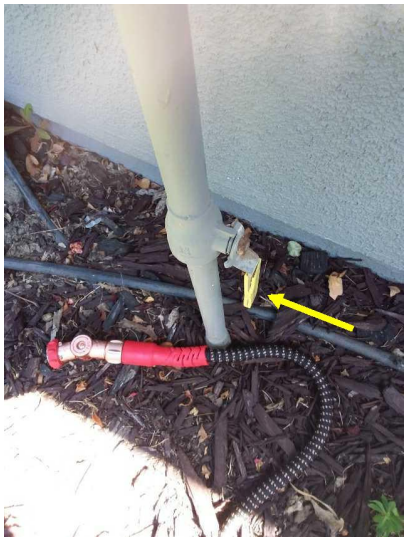
2.3. The visible copper water pipes are in acceptable condition and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are located inside walls and we can only view the pipes as they exits walls.

2.4. The residence is served by Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition.

2.5. The potable water pipes are in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are inside walls which we can only view the pipes as they exit walls.

2.6. The volume of water is reduced when one or more plumbing fixtures are in use, and you may want to have this evaluated by a licensed plumbing contractor.

Plumbing Components (continued)



The main water shut-off valve is located at the front of the house.



The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.

3. Gas Service Information

Observations:

3.1. Natural gas is odorized in the manufacturing process. Should you smell distinctive odor of natural gas or hear a hissing sound near a natural gas line or appliance, you should shutoff the gas at the main and clear the area. Then call the Gas Utility Company from a safe location. Gas leaks can be difficult to detect without the use of sophisticated instruments, particularly if underground. 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 by a spike in usage.

3.2. The gas main shut-off is located on front of the home, unit or building.

3.3. We recommend that a wrench, designed to fit the gas shut off valve, be located on or adjacent to the gas meter to facilitate an emergency shut off.

3.4. Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

Plumbing Components (continued)



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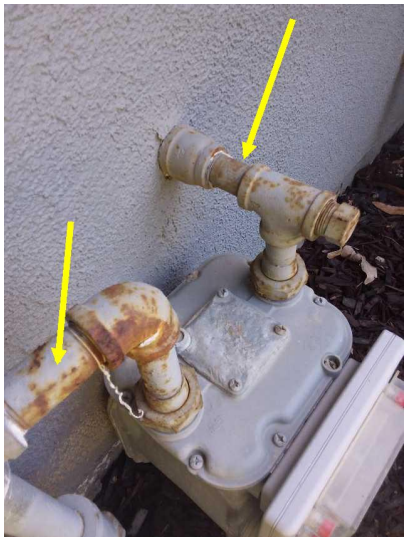


Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

4. Irrigation and Hose Bibb Information

Observations:

4.1. We do not evaluate sprinkler systems beyond the sprinkler valves, which should be demonstrated as functional by the sellers.

4.2. The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property

Plumbing Components (continued)

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 50 gallon gas water heater that is located in the garage.

5.2. The water heater is functional and there were no leaks at the time of our inspection.

5.3. The water heater is about 14 years old.

5.4. The water heater is functional but beyond its warranty period.

5.5. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves, as they are commonly not used and susceptible to damage due to the lack of use.

5.6. The gas control valve and its connector at the water heater is presumed to be functional.

5.7. The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.

5.8. The drain valve of the gas water heater is in place and presumed to be functional.

5.9. The water heater is not equipped with a drip pan or overflow pipe, which is a recommended upgrade, and which is designed to prevent or minimize water damage from a leak.

5.10. The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

5.11. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.

Plumbing Components (continued)



The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.



The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

6. Waste and Drain Systems

Observations:

6.1. The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

6.2. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

6.3. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

1.2. The residence is served by a 200 amp main electrical panel, located at the right side of the home or unit.

1.3. The exterior cover for the main electrical panel is in acceptable condition.

1.4. The interior cover for the main electrical panel is in acceptable condition.

1.5. Various circuits are not labeled, which is recommended.

1.6. The main conductor lines are underground, or contained in what is described as a lateral service entrance. This is characteristic of a modern electrical service but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service.

1.7. The wiring in the main electrical panel has no visible deficiencies.

1.8. The residence is predominately wired with a three-wire non-metallic cable commonly known as Romex.

1.9. There are no visible deficiencies with the circuit breakers in the main electrical panel.

1.10. The panel is grounded to a water pipe.



Various circuits are not labeled, which is recommended.

Electrical Service Panels (continued)

2. Sub Panel Observations

Observations:

2.1. Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

2.2. The sub panel is located in the garage.

2.3. The electrical sub panel has no visible deficiencies.

2.4. The exterior cover for the electrical sub panel is in acceptable condition.

2.5. The interior cover for the electrical sub panel is in acceptable condition.

2.6. There are no visible deficiencies with the electrical wiring in the sub panel.

2.7. The residence is wired predominantly with a modern vinyl conduit known as Romex.

2.8. The circuit breakers have no visible deficiencies.

2.9. The grounding system in the sub panel is correct.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. It would be prudent to add a door stop at the door to protect the wall that it opens into.

1.3. The lights are functional.

2. Living Room

Observations:

2.1. The living room is located adjacent to the main entry.

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

2.3. The lights are functional.

2.4. The smoke detector responded to the test button, but should be checked periodically.

Interior Space (continued)

3. Dining Room

Observations:

3.1. The dining room is located adjacent to the kitchen.

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

3.3. The lights are functional.

4. Office

Observations:

4.1. The Office is located adjacent to the game room.

4.2. The lights are functional.

4.3. The ceiling fan is functional but out of balance and should be serviced so the fan operates smoothly.

4.4. It would be prudent to add a door stops at the doors to protect the walls that they open into.

4.5. One of the upper pins is missing which you may wish to have installed.



The ceiling fan is functional but out of balance and should be serviced so the fan operates smoothly.

5. Game Room

Observations:

5.1. The Game room is located adjacent to the main entry and main hallway.

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

5.3. The lights are functional.

Interior Space (continued)

6. Den

Observations:

6.1. The Den is located adjacent to the game room.

6.2. The lights are functional.

6.3. It would be prudent to add a door stops at the doors to protect the walls that they open into.

6.4. One of the upper pins is missing which you may wish to have installed.

7. Medial Room

Observations:

7.1. The Media room is located adjacent to the garage and game room.

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

7.3. The lights are functional.

8. Main Hallway

Observations:

8.1. This hallway leads to the master bedroom and bedrooms 2-3.

8.2. We have evaluated the hallway, and found it to be in acceptable condition.

8.3. The smoke detector responded to the test button, but should be checked periodically.

8.4. The lights are functional.

9. Hallway 2

Observations:

9.1. This hallway leads to guest bedroom 4.

9.2. We have evaluated the hallway, and found it to be in acceptable condition.

9.3. The smoke detector responded to the test button, but should be checked periodically.

9.4. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

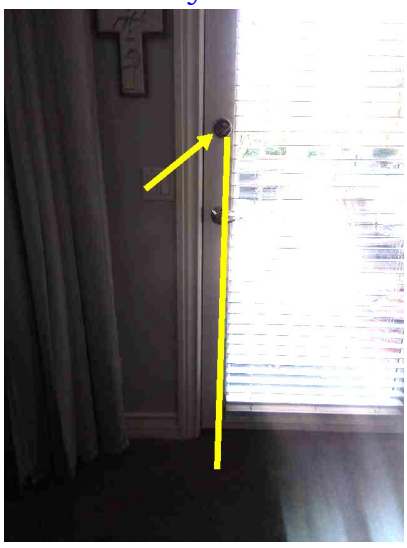
1.1. This bedroom is located at the 3rd bedroom door on the left going down the hallway.

1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.

1.3. A secondary lock has been installed higher than 48 inches which could impede the exit of a child or short person.

1.4. The closet employs a light bulb that should have a cover.

1.5. The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.



A secondary lock has been installed higher than 48 inches which could impede the exit of a child or short person.



The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

2. Bedroom 2

Observations:

2.1. This bedroom is located at the 2nd bedroom door on the left going down the hallway.

2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.

2.3. The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

Bedrooms (continued)



The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

3. Bedroom 3

Observations:

3.1. This bedroom is located at the1st bedroom door on the left going down the hallway.

3.2. The smoke alarm responded to the test button, but should be checked and tested periodically.

3.3. The door rubs and needs to be serviced to open and close smoothly.

4. Bedroom 4

Observations:

4.1. This bedroom is located adjacent to the main entry.

4.2. The smoke alarm responded to the test button, but should be checked and tested periodically.

4.3. We were unable to activate the ceiling fan, which could be the pull string or it is controlled by a remote. Please consult with the seller regarding this issue.

Bedrooms (continued)



We were unable to activate the ceiling fan, which could be the pull string or it is controlled by a remote. Please consult with the seller regarding this issue.

Kitchen

1. General Comments

Observations:

1.1. 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. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee makers, can-openers, blenders, instant hot-water dispensers, reverse osmoses systems, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

1.2. The kitchen includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance history and procedures.

2. Cabinets

Observations:

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

3. Countertop

Observations:

3.1. The counter top is functional.

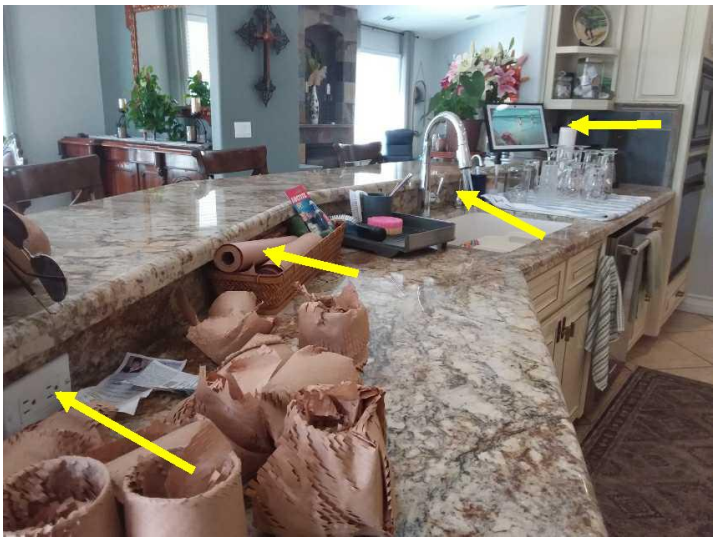
Kitchen (continued)

4. Electrical Components

Observations:

4.1. The lights are functional.

4.2. Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.



Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.

5. Microwave Oven

Observations:

5.1. The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

6.3. The valves and connector below the sink are functional.

6.4. The trap and drain are functional.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

Kitchen (continued)

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional but discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard. However a "high-loop" installation is present which is an accepted alternate practice.

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

10. Gas Range & Cook Top

Observations:

10.1. The gas cook top is functional.

11. Built-in Ovens

Observations:

11.1. The built in oven is functional, but was neither calibrated nor tested for its performance.

Bathrooms

1. Master Bathroom Observations

Observations:

1.1. This bathroom is a full and is located adjacent to the master bedroom.

1.2. The cabinets are in acceptable condition.

1.3. The sink countertop is functional.

1.4. The bathroom sinks are functional.

1.5. The mechanical sink stoppers will need to be adjusted to engage.

1.6. The trap and drain are functional.

1.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the 1st guest bathroom.

1.8. The lights are functional.

1.9. The exhaust fan is functional.

1.10. The toilet is functional.

1.11. The toilet is identified as being a low-flush type. 1.6gpf

1.12. The stall shower is functional.

1.13. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.

1.14. The tub is functional.

1.15. The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

Bathrooms (continued)

2. 1st Guest Bathroom

Observations:

2.1. This bathroom is a full and is located adjacent to bedroom 4.

2.2. The sink countertop is functional.

2.3. The sink is functional.

2.4. A mechanical sink stopper is incomplete and should be serviced.

2.5. The trap and drain are functional.

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

2.7. The lights are functional.

2.8. The exhaust fan is functional.

2.9. The toilet is functional.

2.10. The toilet is identified as being a low-flush type. 1.6gpf

2.11. The tub-shower is functional.

2.12. The tub is functional.

Bathrooms (continued)

3. 2nd Guest Bathroom

Observations:

3.1. This bathroom is a full and is located adjacent to the main hallway.

3.2. The cabinets are in acceptable condition.

3.3. The sink countertop is functional.

3.4. The bathroom sinks are functional.

3.5. The mechanical sink stopper on right will need to be adjusted to engage.

3.6. The trap and drain are functional.

3.7. The sink outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the 1st guest bathroom.

3.8. The lights are functional.

3.9. The exhaust fan is functional.

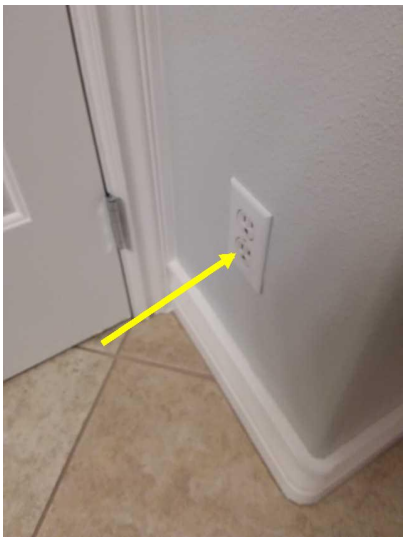
3.10. The toilet is functional.

3.11. The toilet is identified as being a low-flush type. 1.28gpf

3.12. The tub-shower is functional and the showerhead is 1.5 gpm.

3.13. The tub is functional.

3.14. The wall outlet is functional, but should be upgraded to have ground-fault protection.



The wall outlet is functional, but should be upgraded to have ground-fault protection.

Laundry

1. Laundry Room

Observations:

1.1. The laundry room is located adjacent to the main hallway.

1.2. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.

1.3. The dryer vent appears to vent vertically. The lint trap must be kept clean because trapped lint can eventually turn into a fire hazard.

1.4. The gas control valve and its connector is presumed to be functional.

1.5. The outlets that were tested are functional.

1.6. The sink outlet is functional and includes ground-fault protection.

1.7. A 220 volt receptacle for the dryer is not in use and was not tested.

1.8. The lights are functional.

1.9. The exhaust fan is functional.

1.10. The sink and countertop are functional.

1.11. The laundry sink is functional.

1.12. The sink faucet is functional.

1.13. The valves and connector below the sink are functional.

1.14. The trap and drain at the sink are functional.

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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

1.1. Central heat is provided by 2 forced-air furnaces that are located in the attics.

1.2. The furnaces do not include sheet metal in front of the furnace at the combustion air area to protect the combustible work platform as recommended by the manufacturer. We recommend that the sheet metal be added according to the manufacturers instructions.

1.3. The vent pipes are functional.

1.4. The gas valves and connectors are in acceptable condition.

1.5. The combustion-air vents for the gas furnaces are functional.

1.6. The filters are dirty and should be changed soon and every two or three months. If filters are not changed regularly, the ducts can become contaminated.

1.7. The circulating fans are clean and functional.

1.8. The thermostats are functional.

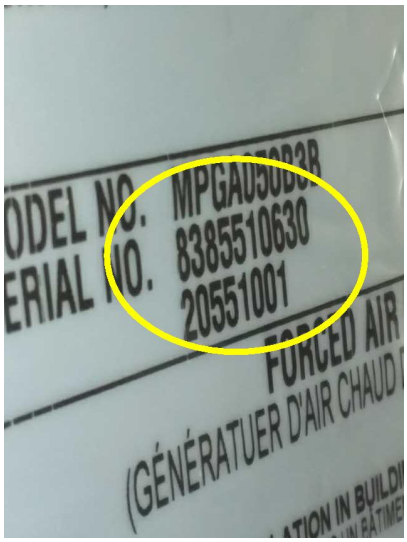
1.9. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.

1.10. The registers are reasonably clean and functional.

1.11. The furnaces are functional. However, they are beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.



Central heat is provided by 2 forced-air furnaces that are located in the attics.



Secondary attic furnace serial number 83855 10630 2055 1001 manufactured 2003

Heating & Air conditioning (continued)



Central heat is provided by 2 forced-air furnaces that are located in the attics.



Attic furnace serial number WFLM025425 - manufactured 2003

Attics

1. Attic

Observations:

1.1. In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

1.2. The attic can be accessed through a hatch located in the hallway ceiling.

1.3. We evaluated the attic by direct access.

1.4. The lights are functional.

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

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

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

1.8. The visible portions of the exhaust ducts are functional.

1.9. The heat vents appear to be functional.

1.10. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

1.11. The drainpipe vents that are fully visible are in acceptable condition.

1.12. The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

Attics (continued)



The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

Attics (continued)

2. Garage Attic

Observations:

2.1. In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

2.2. The attic can be accessed through a hatch located in the garage ceiling.

2.3. We evaluated the attic by direct access.

2.4. There is no insulation within the garage attic, which is not required by current standards.

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

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

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

2.8. The heat vents appear to be functional.

2.9. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

2.10. The drainpipe vents that are fully visible are in acceptable condition.

Attics (continued)



There is no insulation within the garage attic, which is not required by current standards.

Attics (continued)

3. Secondary Attic

Observations:

3.1. In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In 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 its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

3.2. The attic can be accessed through a hatch located in the den ceiling.

3.3. We evaluated the attic by direct access.

3.4. We evaluated the attic from the access due to the small size of the attic.

3.5. The lights are functional.

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

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

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

3.9. The heat vents appear to be functional.

3.10. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

3.11. The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

Garages

1. Three Car Garage

Observations:

1.1. The side door is functional.

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

1.3. There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

1.4. The firewall separating the garage from the residence is functional.

1.5. The garage walls are too full or covered to provide a clear view them and other components of the garage.

1.6. The walls are sheathed and in acceptable condition.

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

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

1.9. The garage doors and their hardware are functional.

1.10. The garage door openers are functional.

1.11. The single door opener is not equipped with functional infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.

1.12. The garage double door opener left light did not respond when the auto-reverse mechanism when activated which should be serviced. This is important because it typically is the only light on when pulling into the garage at night.

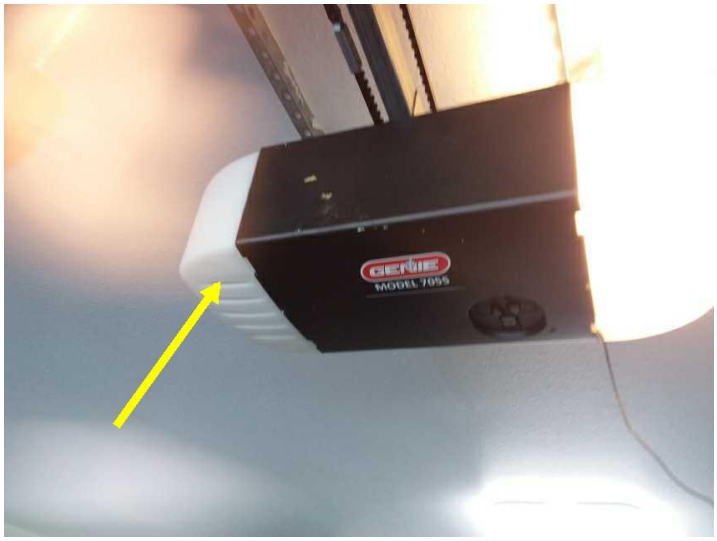
1.13. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop.

1.14. The hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close and latch, in order to provide a firewall separation between the garage and the residence.

Garages (continued)



The fire rating of the house entry door has been nullified by the addition of a foot operated door stop.



The garage double door opener left light did not respond when the auto-reverse mechanism when activated which should be serviced. This is important because it typically is the only light on when pulling into the garage at night.



The hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close and latch, in order to provide a firewall separation between the garage and the residence.