

# **Cornerstone Inspection**

## **Property Inspection Report**



**2505 Basin St, Oceano, CA 93445**

**Inspection prepared for: Ria Severance**

**Real Estate Agent: Chris Cucchiara - Keller Williams**

**Date of Inspection: 2/12/2026 Time: 9:00 AM**

**Age of Home: 1989 Size: 1820**

**Inspector: Greg Hines**

**Order ID: 13220**

**CREIA #166634**

**P.O. Box 1511, Pismo Beach, CA 93449**

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**CORNERSTONE  
INSPECTION**

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## 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 Health & Safety, or could be costly to repair. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenance or recommended upgrade items will be in **BLUE**.

Informational comments will be in typical black lettering. 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 home 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** systems or safety concerns with this property at the time of inspection.

<b>Roofing</b>		
Page 13 Item: 3	Flat Roof Observations	3.5. There are areas of the roof that are sunken or bellied and is holding water which should be evaluated and serviced by a licensed roofing contractor.
<b>Kitchen</b>		
Page 26 Item: 4	Electrical Components	4.3. One or more outlet covers is missing or broken and should be serviced.
<b>Bathrooms</b>		
Page 31 Item: 1	Master Bathroom Observations	1.14. The toilet is loose, and should be secured.
<b>Garages</b>		
Page 36 Item: 1	Three Car Garage	1.15. The house entry door is not a fire rated, self-closing and latching door, which should be serviced.  1.16. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component.

## **Site and Other Comments**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

The observations and opinions expressed within this report are those of Cornerstone Inspection, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the California Real Estate Inspection Association (CREIA), and those that we do not inspect are clearly disclaimed in the report, 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 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.

Photos displayed within the report may only illustrate an example of the issue being reported. More issues or defects may exist that will be discovered by a specialist retained to evaluate the specific issue.

Locations of various components identified within the report such as "left" or "right" side, "front" or "rear" of the property are described from the perspective of facing the front door. Please use the photo, if one, on the cover page of this report to define the "front" of the home.

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

## **Site and Other Comments (continued)**

### **1. Site and General Information**

Observations:

1.1. The buyers/clients were not present during the inspection.

1.2. The seller's agent was present for the inspection.

1.3. The property was vacant during our inspection.

1.4. 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.

1.5. The home includes a security system that we do not have the expertise to evaluate and typically requires a third-party to activate.

1.6. We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others

1.7. 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.

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

1.9. Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

1.10. We do not evaluate or inspect Central Vacuum systems, which is a specialty item. You should have the sellers demonstrate its features and service history.

## **Site and Other Comments (continued)**

### **2. Environmental Comments**

Observations:

2.1. The carbon-monoxide detectors are functional but should be checked periodically.

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

## **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.

## ***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 possibly 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. 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.

2.4. 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.

2.5. 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 roofer service.

2.6. There are area drains in planter beds or yards that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

### ***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.

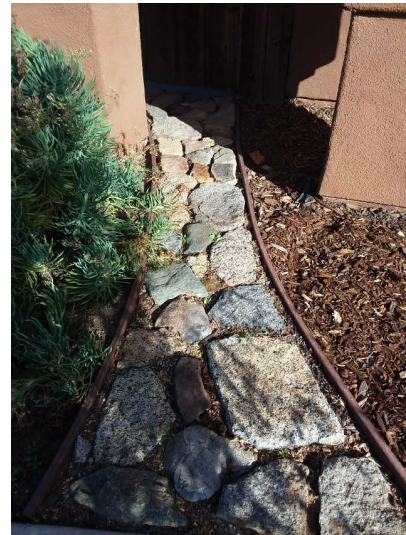
3.3. There are typical cracks in the stucco, which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have this confirmed by a specialist.

## Exterior (continued)

### 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. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. The walkways are in acceptable condition.
- 4.5. The patio surface is in acceptable condition.
- 4.6. 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.
- 4.7. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.



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## ***Exterior (continued)***



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### ***5. Wood Trim, Fascia and Eave***

Observations:

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

### ***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 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.

6.4. The lights outside the doors of the residence are functional.

### ***7. Sliding Glass Doors and Screens***

Observations:

7.1. The sliding glass door is tempered and in acceptable condition.

## ***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.

8.3. There is at least one, but there could be more windows with a broken hermetic seal identified within the report which should be replaced. Hermetic seal failure is often difficult to identify. We recommend that an experienced window specialist evaluate all the windows, who may very well identify other defective windows.

8.4. Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

### **9. Fences and Gates**

Observations:

9.1. 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.

9.2. 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.

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

### **10. Yard and Retaining Walls**

Observations:

10.1. The yard walls appear to be in functional condition.

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

10.3. The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability.

## Exterior (continued)



The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability.



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



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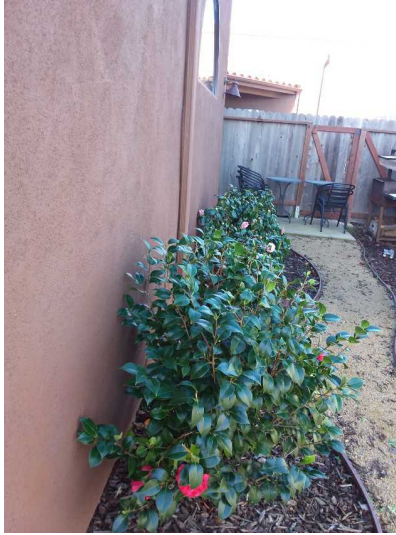
## 11. Landscaping

Observations:

11.1. 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.

11.2. 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.

## ***Exterior (continued)***



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.

## 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. 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. Clay Tile Observations**

Observations:

2.1. There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

2.2. Our inspection is limited as we elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

2.3. 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.

### **3. Flat Roof Observations**

Observations:

3.1. Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract on the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

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

3.3. The roof needs to be cleaned to drain effectively.

3.4. The roof flashings are in acceptable condition.

3.5. There are areas of the roof that are sunken or bellied and is holding water which should be evaluated and serviced by a licensed roofing contractor.

### Roofing (continued)



There are areas of the roof that are sunken or bellied and is holding water which should be evaluated and serviced by a licensed roofing contractor.



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There are areas of the roof that are sunken or bellied and is holding water which should be evaluated and serviced by a licensed roofing contractor.

### 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.

## ***Plumbing Components (continued)***



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 rear 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 main water shutoff valve is an older "Gate" style valve. This older valve may no longer properly function. We recommend it be upgraded to a newer "Ball" valve.
- 2.4. 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 exit walls.
- 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.

## Plumbing Components (continued)



The main water shutoff valve is an older "Gate" style valve. This older valve may no longer properly function. We recommend it be upgraded to a newer "Ball" valve.



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 right side of the home, unit or building.
- 3.3. The visible portions of the gas pipes appear to be in acceptable condition.
- 3.4. 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.

## ***Plumbing Components (continued)***



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

### ***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 40 gallon gas water heater that is located in the exterior closet.
- 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 8 years old.
- 5.4. 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.
- 5.5. The gas control valve and its connector at the water heater is presumed to be functional.
- 5.6. There is no drip leg which is required by today's standards.
- 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 water heater is equipped with a mandated pressure & temperature relief valve.
- 5.9. The drain valve of the gas water heater is in place and presumed to be functional.
- 5.10. The water heater is equipped with a drip pan and a drainpipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.
- 5.11. The water heater appears to have adequate combustion-air.
- 5.12. The water heater is seismically secured.



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.

## Plumbing Components (continued)

### 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 roter 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.

6.4. A clean-out is located at the rear.



A clean-out is located at the rear.

## ***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. A photovoltaic solar system has been installed that we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation and maintenance history, otherwise you may want to have it evaluated by a licensed specialist

1.3. The residence is served by a 100 amp main electrical panel, located at the right side of the home or unit.

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

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

1.6. The main panel and its components have no visible deficiencies.

1.7. The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

1.8. 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.

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

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

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

1.12. The panel is grounded to a water pipe.

## ***Electrical Service Panels (continued)***



9 panels on roof

### ***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. The doorbell does not work and should be serviced.
- 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.

### 3. Dining Room

Observations:

- 3.1. The dining room is located adjacent to the kitchen.
- 3.2. The lights are functional.
- 3.3. A ceiling light is not fully secure which should be serviced.
- 3.4. The floor is worn or cosmetically damaged, which you should view for yourself.



A ceiling light is not fully secure which should be serviced.

## ***Interior Space (continued)***

### **4. Family Room**

Observations:

4.1. The Family room is located adjacent to the dining room.

4.2. The lights are functional.

4.3. A window is stuck or painted shut, and should be serviced.

4.4. A window will need service to work well such as sanding, shaving, trimming, or servicing the hardware.

4.5. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

4.6. The floor or baseboard is worn or cosmetically damaged, which you should view for yourself.



A window is stuck or painted shut, and should be serviced.



A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

### **5. Main Hallway**

Observations:

5.1. This hallway leads to the bedrooms.

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

5.3. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.

5.4. The lights are functional.

## Bedrooms

### 1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the 1st 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 sink in the bedroom is functional.



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

### 2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 2nd bedroom door on the right going down the hallway.
- 2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.3. One or more window screens are damaged, which you may wish to have repaired.

## ***Bedrooms (continued)***



One or more window screens are damaged, which you may wish to have repaired.

### ***3. Bedroom 3***

Observations:

- 3.1. This bedroom is located at the 1st bedroom door on the right going down the hallway.
- 3.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 3.3. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 3.4. One or more window screens are damaged, which you may wish to have repaired.



One or more window screens are damaged, which you may wish to have repaired.

## 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.

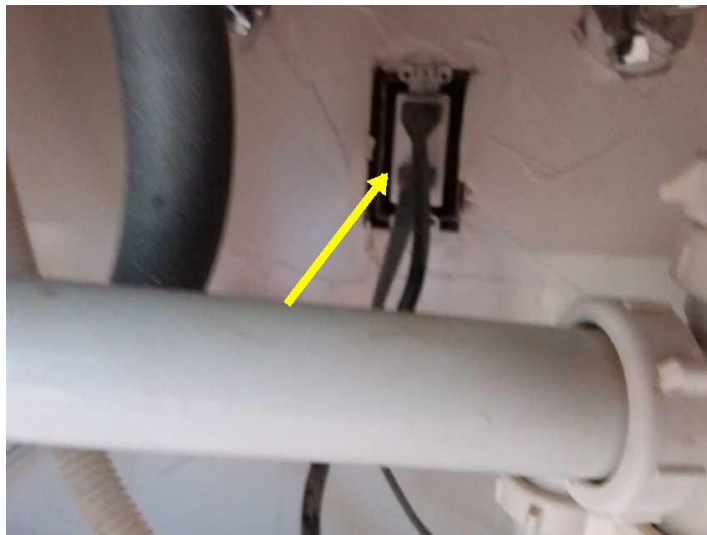
### 4. Electrical Components

Observations:

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

4.2. The lights are functional.

4.3. One or more outlet covers is missing or broken and should be serviced.



One or more outlet covers is missing or broken and should be serviced.

## ***Kitchen (continued)***

### ***5. Sink and Faucet***

Observations:

- 5.1. The sink is functional.
- 5.2. The sink faucet is functional.
- 5.3. The valves and connector below the sink are functional.
- 5.4. The trap and drain are functional.

### ***6. Garbage Disposal Comments***

Observations:

- 6.1. The garbage disposal is functional.

### ***7. Dishwasher Comments***

Observations:

- 7.1. The dishwasher is functional.
- 7.2. The dishwasher is functional but discharges water through the anti-siphon valve, which indicates a partial obstruction in the discharge hose. Removing and cleaning the hose where it attaches to the garbage disposal should correct this problem.



The dishwasher is functional but discharges water through the anti-siphon valve, which indicates a partial obstruction in the discharge hose. Removing and cleaning the hose where it attaches to the garbage disposal should correct this problem.

### ***8. Exhaust Fan***

Observations:

- 8.1. The exhaust fan or downdraft is functional.

## ***Kitchen (continued)***

### **9. Gas Range & Cook Top**

Observations:

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

9.2. The gas cook top is functional.

### **10. Walls/Ceilings/Windows & Doors**

Observations:

10.1. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.



A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

## ***Kitchenette***

### **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.

## ***Kitchenette (continued)***

### ***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.

### ***4. Electrical Components***

Observations:

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

4.2. The lights are functional.

### ***5. Sink and Faucet***

Observations:

5.1. The sink is functional.

5.2. The sink faucet is functional.

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

5.4. The trap and drain are functional.

### ***6. Exhaust Fan***

Observations:

6.1. The exhaust fan or downdraft is functional.

### ***7. Electric Range & Cook Top***

Observations:

7.1. One or more of the electrical cook top burners did not respond, and should be serviced or demonstrated as functional.

### ***Kitchenette (continued)***



One or more of the electrical cook top burners did not respond, and should be serviced or demonstrated as functional.

## Bathrooms

### 1. Master Bathroom Observations

Observations:

- 1.1. This bathroom is a three-quarter 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 stopper on left will need to be adjusted to engage.
- 1.6. The trap and drain are functional.
- 1.7. The outlets are functional and include ground-fault protection.
- 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. 1.28gpf
- 1.12. The shower is functional and the showerhead is 1.75 gpm.
- 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 toilet is loose, and should be secured.

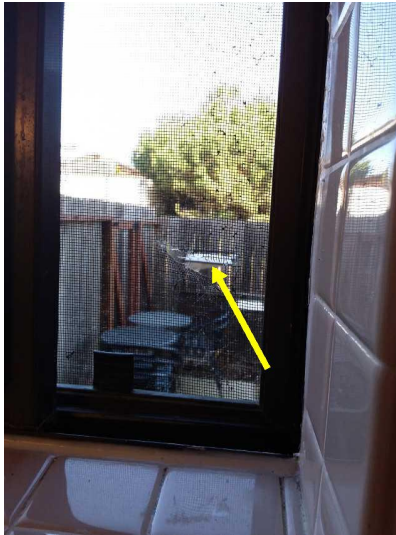
## ***Bathrooms (continued)***

### **2. Hallway Bathroom**

Observations:

- 2.1. The hallway bathroom is a full and is located adjacent to the hallway.
- 2.2. The cabinets are in acceptable condition.
- 2.3. The sink countertop is functional.
- 2.4. The sink is functional.
- 2.5. The sink faucet and its components are functional.
- 2.6. The trap and drain are functional.
- 2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.
- 2.8. The lights are functional.
- 2.9. The exhaust fan is functional.
- 2.10. The toilet is functional.
- 2.11. The toilet is identified as being a low-flush type. 1.28gpf
- 2.12. The tub-shower is functional and the showerhead is 1.75 gpm.
- 2.13. The tub is functional.
- 2.14. The tub stopper is missing or incomplete, and should be repaired or replaced.
- 2.15. One or more window screens is damaged, which you may wish to have repaired.
- 2.16. It would be prudent to add a door stop at the door to protect the wall that it opens into.

## ***Bathrooms (continued)***



One or more window screens is damaged, which you may wish to have repaired.

## ***Laundry***

### ***1. Laundry Area***

Observations:

- 1.1. The laundry area is located within the garage.
- 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. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.
- 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 220 volt receptacle is functional but is 3 prong. New electric dryers have a 4 prong appliance cord and may need to upgrade or adapt to this connection.
- 1.7. The laundry sink is functional.
- 1.8. The sink faucet is functional.
- 1.9. The valves and connector below the sink are functional.
- 1.10. The trap and drain at the sink are functional.
- 1.11. The cabinets are functional, and do not have any significant damage.

## **Heating & Air conditioning**

### **1. Heat Pump Systems**

Observations:

1.1. Heat and air-conditioning are provided by multiple heat pumps, consisting of indoor air-handling units and outdoor condensers.

1.2. The heat pumps are functional.

## **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 bedroom 3 closet ceiling.

1.3. We evaluated the attic by direct access.

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

1.5. 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.

1.6. 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.

## ***Attics (continued)***

### **2. Secondary 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 master bedroom closet ceiling.

2.3. We were unable to access the attic due to personal contents within the hatch area or the hatch sealed shut. We recommend that the access be cleared and the attic be inspected.

2.4. There is no visible attic access, which would need to be created if the attic and its components are to be evaluated.

## 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. There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak.
- 1.6. There had been a drywall/plaster repair that should be explained by the seller.
- 1.7. The walls are sheathed and in acceptable condition however they have cosmetic damage you should view for yourself.
- 1.8. A ceiling light does not respond, and should be serviced.
- 1.9. A light is missing its globe or cover and should be serviced.
- 1.10. The garage door and its hardware are functional.
- 1.11. The garage door opener is functional.
- 1.12. The garage door opener front 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 laundry sink is functional, and does not need service at this time.
- 1.14. A window screen is missing, which you may wish to have replaced.
- 1.15. The house entry door is not a fire rated, self-closing and latching door, which should be serviced.
- 1.16. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component.

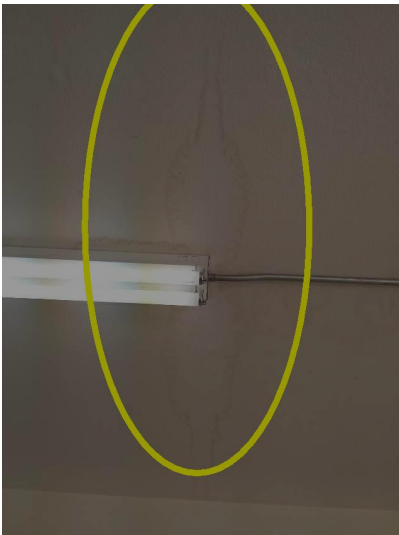
### Garages (continued)



The house entry door is not a fire rated, self-closing and latching door, which should be serviced.



There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak.



There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak.



There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we not unable to confirm that is being caused by an active leak.

### Garages (continued)



A light is missing its globe or cover and should be serviced.



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



The garage door opener front 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.