

Cornerstone Inspection

Property Inspection Report



3229 Violet St, San Luis Obispo, CA 93401

Inspection prepared for: Robin Kisinger

Real Estate Agent: -

Date of Inspection: 2/26/2026 Time: 9:00 AM

Age of Home: 2016 Size: 1748

Inspector: Greg Hines

Order ID: 13308

CREIA #166634

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**CORNERSTONE
INSPECTION**

Table Of Contents

Report Summary	2
Site and Other Comments	3
Exterior	4-15
Foundation Comments	16
Roofing	16-17
Fireplace	18
Plumbing Components	19-22
Electrical Service Panels	23-24
Interior Space	25
Bedrooms	26
Kitchen	27-28
Bathrooms	29
Laundry	30
Heating & Air conditioning	31-32
Attics	33
Garages	34-36

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.

<i>Kitchen</i>		
Page 28 Item: 7	Garbage Disposal Comments	7.2. The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.

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 clients were present during the inspection.

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

1.3. We do not evaluate ponds or water features as a part of our inspection.

1.4. There is a BBQ on the property that we do not evaluate, unit should be demonstrated as functional by the sellers.

1.5. There is a gas light or heater in the yard that we do not have the expertise to evaluate.



There is a gas light or heater in the yard that we do not have the expertise to evaluate.

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

2.7. 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.

Exterior (continued)



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3. Exterior Wall Cladding

Observations:

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

3.2. 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.

3.3. The siding needs typical maintenance such as sealing, cleaning, and painting.

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 stains present that may be difficult to remove.

Exterior (continued)



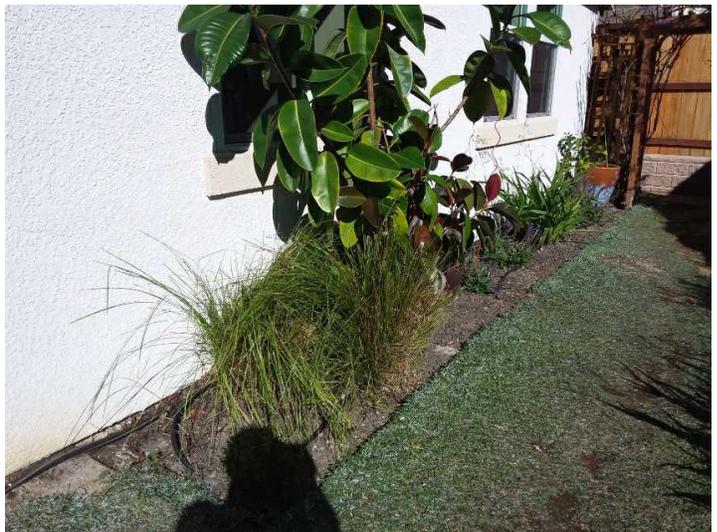
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Exterior (continued)



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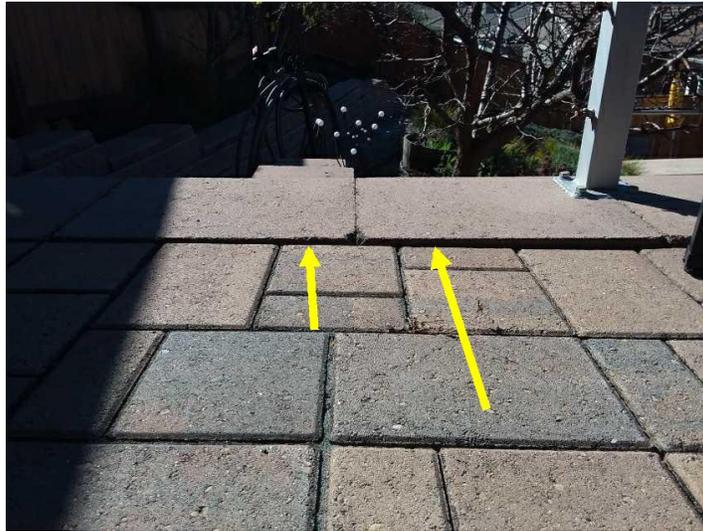
Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches away from the home.

4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. The walkways are in acceptable condition.
- 4.3. The patio surface is in acceptable condition.
- 4.4. 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.
- 4.5. There is one or more offsets in the walkways that could prove to be trip-hazards.

Exterior (continued)



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. The fascia board and trim are in acceptable condition.

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. Some of the exterior electrical outlets do not have a weather rated cover or the cover is damaged and should be serviced.

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

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

Exterior (continued)



Some of the exterior electrical outlets do not have a weather rated cover or the cover is damaged and should be serviced.

7. Sliding Glass Doors and Screens

Observations:

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

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.

9.2. [Current building standards require handrails to be installed on steps which have 4 or more risers, and particularly if children or the elderly visit or occupy this property.](#)

9.3. The railroad-tie steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, et cetera.

Exterior (continued)



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Exterior (continued)



Current building standards require handrails to be installed on steps which have 4 or more risers, and particularly if children or the elderly visit or occupy this property.

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

11. Yard and Retaining Walls

Observations:

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

11.2. It should be disclosed who is responsible for the fences and yard walls that are located at this property.

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. 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.



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. Patio Covers and Arbors

Observations:

13.1. The patio cover or arbor needs maintenance type service such as sealing and painting.

14. Guardrails

Observations:

14.1. The balcony/yard guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.

14.2. The balcony/deck guardrail is climbable, and therefore not child-safe. If children occupy or visit this property appropriate precautions should be taken to make the area more secure.

14.3. The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

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

14.5. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches, and appropriate precautions should be taken to safeguard children and the elderly.

14.6. 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)



The balcony/yard guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.



The balcony/deck guardrail is climbable, and therefore not child-safe. If children occupy or visit this property appropriate precautions should be taken to make the area more secure.



The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

15. Exterior Sink Comments

Observations:

- 15.1. The sink is functional.
- 15.2. The sink faucet is functional.
- 15.3. The valves and connector below the sink are functional.
- 15.4. The trap and drain are functional.

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. 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. 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.



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.



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Roofing (continued)



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.

1.7. The fireplace hearth is in acceptable condition.

1.8. The chimney flashings are in acceptable condition.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our agreement. Several brands however, such as Omega, Central, Star, and Gem, have been alleged to be defective and subject to litigation or voluntary recall. Therefore, you may wish to have the system evaluated by a fire sprinkler contractor and certified as being functional.

1.2. 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.

Plumbing Components (continued)

2. Water Supply Comments

Observations:

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

2.2. A functional pressure regulator is in place 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 exit 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.



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



A functional pressure regulator is in place on the plumbing system.

Plumbing Components (continued)

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.



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. Tankless Water Heater

Observations:

5.1. Tankless or "On Demand" water heaters provide virtually endless hot water, if properly sized and provided proper fuel. They require little maintenance beyond periodic flushing to descale mineral deposits. Some manufactures recommend they be flushed yearly in hard water areas and as little as every 5 years with soft water. They should be monitored for leaks, which is to be anticipated with any water heater.

5.2. The residence is served by a tankless water heater located in the left exterior side of the home..

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

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. The vent pipe is functional.

5.7. The water heater is equipped with a mandated pressure & temperature relief valve.

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

5.9. The water heater appears to have adequate combustion-air vents.

5.10. The condensate drainline is not connected and should be serviced.



The residence is served by a tankless water heater located in the left exterior side of the home..

Plumbing Components (continued)

6. Waste and Drain Systems

Observations:

6.1. The visible portions of the drainpipes are a modern PVC type.

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.

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 200 amp main electrical panel, located at the left 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 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.

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

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

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

1.11. The panel is grounded to a water pipe.

Electrical Service Panels (continued)



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 your may want to have it evaluated by a licensed specialist

10 panels on roof

Interior Space

1. Main Entry

Observations:

- 1.1. The front door is functional.
- 1.2. 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 carbon monoxide detector is functional, 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. Main Hallway

Observations:

- 4.1. This hallway leads to the bedrooms.
- 4.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 4.3. The smoke detector responded to the test button, but should be checked periodically.
- 4.4. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the end of the hallway.
- 1.2. We have evaluated the bedroom components, and found it to be in acceptable condition.
- 1.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 2nd bedroom door on the left going down the hallway.
- 2.2. We have evaluated the bedroom components, and found it to be in acceptable condition.
- 2.3. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.4. A ceiling fan is functional but noisy and you may wish to have it evaluated.

Bedrooms (continued)

3. Bedroom 3

Observations:

- 3.1. This bedroom is located at the 1st bedroom door on the left going down the hallway.
- 3.2. We have evaluated the bedroom components, and found it to be in acceptable condition.
- 3.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

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.

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. 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.

Kitchen (continued)

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.
- 7.2. The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.



The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.

8. Dishwasher Comments

Observations:

- 8.1. The dishwasher is functional.

9. Exhaust Fan

Observations:

- 9.1. The exhaust fan or downdraft is functional.

Kitchen (continued)

10. Gas Range & Cook Top

Observations:

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

10.2. The gas cook top is functional.

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 sink faucets and their components are functional.

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 hallway bathroom.

1.8. The lights are functional.

1.9. The exhaust fans are functional.

1.10. The toilet is functional.

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

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.

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 functional and include ground-fault protection.
- 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.
- 2.13. The tub is functional.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to 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. 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. There is no visible 220 outlet for electric dryers. One may be able to be installed and you should consult with a licensed electrician regarding this issue if a 220 outlet is needed.
- 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

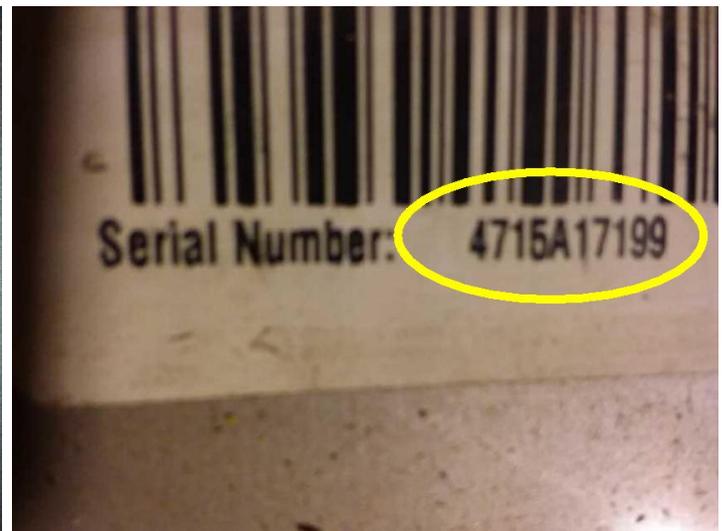
1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the attic.
- 1.2. The furnace is functional. We recommend that the furnace be serviced before each heating season and you may want to ask the sellers when the furnace was last serviced.
- 1.3. The vent pipe is functional.
- 1.4. The gas valve and connector are in acceptable condition.
- 1.5. The combustion-air vents for the gas furnace are functional.
- 1.6. The return-air compartment is in acceptable condition.
- 1.7. The circulating fan is clean and functional.
- 1.8. The thermostat is 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. A drip pan is present and presumed to be functional.
- 1.12. The condensate pipe discharges at a bathroom sink drain.



Central heat is provided by a forced-air furnace that is located in the attic.



Serial number 4715A17199 - manufactured 2015
Installed 47th week of 2015

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 laundry room/area 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 is well insulated with approximately nine-inches or more of blown-in cellulose, which meets or is close to current standards. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Attics (continued)



The attic is well insulated with approximately nine-inches or more of blown-in cellulose, which meets or is close to current standards. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Garages

1. Double-Car Garage

Observations:

- 1.1. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
- 1.2. The side door is functional.
- 1.3. 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 of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
- 1.4. The garage is too full to permit a clear view of the entire slab and other components of the garage.
- 1.5. 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.
- 1.6. The firewall separating the garage from the residence is functional.
- 1.7. The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.
- 1.8. The walls are sheathed and in acceptable condition.
- 1.9. The outlets that were tested are functional, and include ground-fault protection.
- 1.10. The lights are functional, and do not need service at this time.
- 1.11. The garage door and its hardware are functional.
- 1.12. The garage door opener is functional.



The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.

Garages (continued)