



Cornerstone Home Inspections

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Inspected By: Brad Martin



Home Inspection Report

Prepared For:

Gary Walter

Property Address:

**20550 Ponderosa Way
Tuolumne, CA 95379**

Inspected on Tue, Jan 13 2026 at 9:17AM

Table of Contents

General	3
Exterior	3
Garage	16
Roofing	16
Structure	17
Electrical	18
Heating	21
Cooling	22
Plumbing	22
Appliances	27
Interior	30
Report Summary	48

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	40 Degrees
Soil Condition:	Damp
Door Faces:	West
People Present:	Selling Agent

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Wood
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Steps, Porches, Decks
Walking Surface Materials:	Concrete, Wood
Chimney Type:	Pipe



Comment 1:

Minor cracks noted on various areas of foundation. Considering these cracks are less than 1/8" in width, not considered a structural issue. This is a common find.

(Exterior continued)



Figure 1-1



Figure 1-2



Comment 2:

Deck/stair railing picket spacing is not up to code. Current CA building code allows a maximum picket spacing of 4". However, this spacing was acceptable at the original time of construction and would only need replaced if there was a permit pulled on the structure.



Figure 2-1



Figure 2-2

(Exterior continued)



Comment 3:

Deck/stair railing height is not up to code. Current CA building code requires a minimum railing height of 42". However, this height is pre-existing and would only need replaced if a permit were pulled on the property.



Figure 3-1



Comment 4:

Recommend installing a proper railing on retaining wall above entry steps. Current CA building code requires a railing be installed with a maximum picket spacing of 4" above any ledge with a 30" or larger drop. Refer to a licensed contractor.

(Exterior continued)



Figure 4-1



Comment 5:

No flashing installed on deck ledger. Recommend installing to prevent any future moisture damage from occurring.



Figure 5-1

(Exterior continued)



Comment 6:

Center stair stringer brace in front of home is loose.



Figure 6-1



Comment 7:

Recommend bolting deck/porch girders to the posts.



Figure 7-1

(Exterior continued)

-
-  **Comment 8:**
Current CA building code requires railings have a surface of graspable size installed.



Figure 8-1

-
-  **Comment 9:**
Stairs stringers in front of home noted as cracked/ damaged.



Figure 9-1



Figure 9-2

(Exterior continued)



Comment 10:
Railing to lower apartment noted as loose.



Figure 10-1



Comment 11:
Stair stringers leading to lower apartment are sagging on the left side.



Figure 11-1

(Exterior continued)

-
-  **Comment 12:**
Deck support post on front right corner of home is multiple pieces of lumber scabbed together. Refer to a licensed contractor for replacement.



Figure 12-1

-
-  **Comment 13:**
Soil has eroded away below the deck piers on right side of home. Refer to a licensed contractor for repair.



Figure 13-1



Figure 13-2

(Exterior continued)



Figure 13-3



Figure 13-4



Comment 14:

Fungus and decay noted on various areas throughout deck structures/attached sidings. Refer to a licensed pest inspector for further evaluation.



Figure 14-1



Figure 14-2

(Exterior continued)



Figure 14-3



Figure 14-4



Figure 14-5



Figure 14-6

(Exterior continued)



Comment 15:

Stair railings on home are inconsistent heights, some areas are not to minimum height code. Refer to a licensed contractor.



Figure 15-1



Figure 15-2



Comment 16:

Bathroom window behind home has been painted over.



Figure 16-1

(Exterior continued)



Comment 17:

Kitchen window noted to sweat & in poor condition.



Figure 17-1



Comment 18:

Receptacle near back door is not weatherproof. Refer to a licensed electrician.



Figure 18-1

(Exterior continued)



Comment 19:

Back porch is built into the soil.



Figure 19-1



Comment 20:

Improper siding patched noted below deck on right side of home.



Figure 20-1

(Exterior continued)



Comment 21:

Rafters for back porch have been cut & should be replaced. Refer to a licensed contractor.



Figure 21-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type: Not Present

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: Arms Length
Roofing Material: 3 Tab Shingle
Gutter Material: Metal

(Roofing continued)



Comment 22:

Overall roofing appears to be in excellent condition with multiple years of usable life remaining.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Attic

Inspection Method:	Not Inspected
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Comment 23:

Attic access was sealed shut at time of inspection, therefore could not be inspected.

Crawl Space

Vapor Retarder:	Not Present
Inspection Method:	Inside
Underfloor Insulation:	Batts

(Crawl Space continued)



Comment 24:

(Lower left side access). Water valve inside door is leaking onto the gas line below causing corrosion. Refer to a licensed plumber.

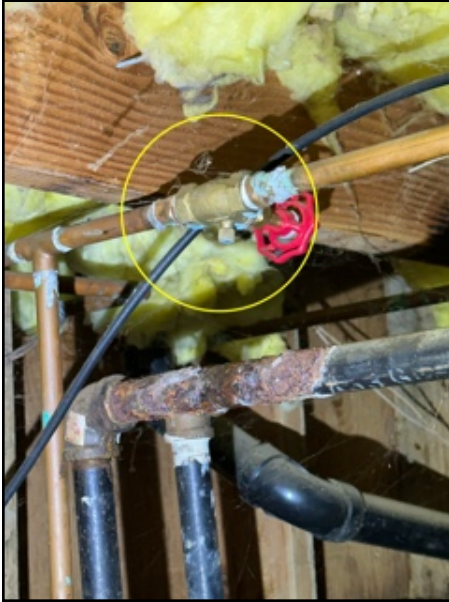


Figure 24-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Service Panel Location:	Exterior
Service Voltage:	240 volts
Service Amperage:	125 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Copper
Smoke Detectors Present:	Partial
Carbon Monoxide Alarm(s) Present:	Partial

(Electrical continued)



Comment 25:
Main service panel labeling is not complete.



Figure 25-1



Comment 26:
Each neutral should be attached to its own dedicated lug on the buss bar in the main panel. Refer to a licensed electrician.



Figure 26-1

(Electrical continued)



Comment 27:

Conduit connected to base of panel is not attached properly & is providing access for pests.

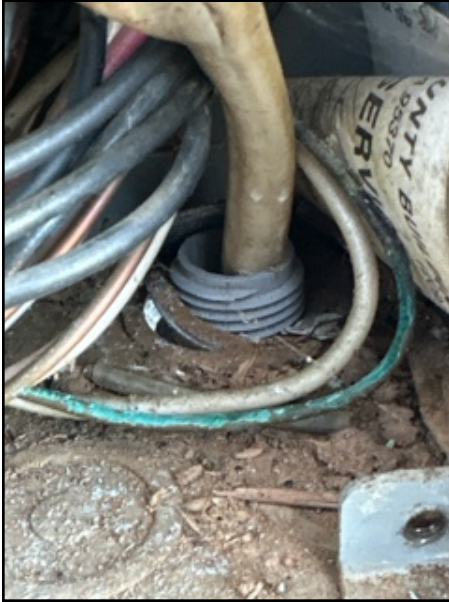


Figure 27-1



Comment 28:

Apartment-

No carbon monoxide alarm was located in home at time of inspection. Current CA building code requires one alarm be installed on each level of the home. Recommend installing as required.



Comment 29:

Apartment-

Smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

(Electrical continued)



Comment 30:

No carbon monoxide alarm was located in upper level of home at time of inspection. Current CA building code requires one alarm be installed on each level of the home. Recommend installing as required.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Wall Furnace
Type of Distribution:	Direct



Comment 31:

Apartment-
Wall furnace tested & determined functional.

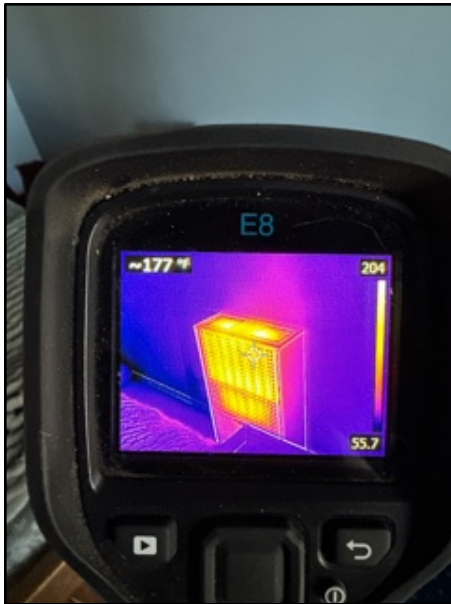


Figure 31-1

(Heating continued)



Comment 32:

Wall furnace tested & determined functional.

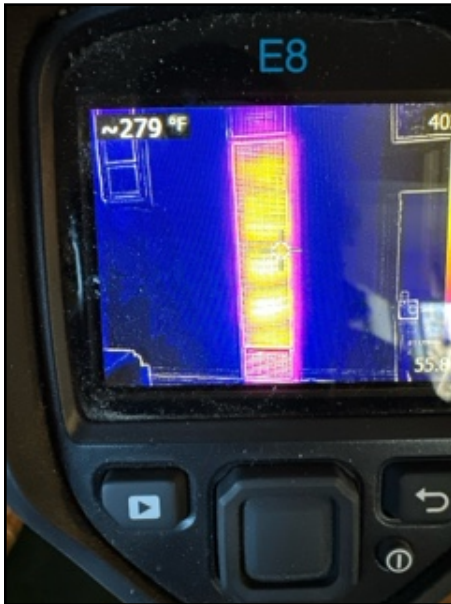


Figure 32-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment: Not Present

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	At Meter
Location of Fuel Shutoff:	At Meter

(Plumbing continued)

Water Heater Fuel: Gas
Water Heater Capacity: 40 gal

-  Comment 33:
Water pressure noted at 70 psi. Current CA building code allows a maximum pressure of 80 psi. Condition is functional.



Figure 33-1

-  Comment 34:
Apartment-
Bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 34-1

(Plumbing continued)

-
-  **Comment 35:**
Upstairs bathroom sink drain noted to leak. Refer to a licensed plumber.



Figure 35-1

-
-  **Comment 36:**
Hot water connection above water heater noted to leak. Refer to a licensed plumber.



Figure 36-1

(Plumbing continued)



Comment 37:

No drip leg installed on water heater propane supply line. Recommend installing to catch any particles/debris traveling through the line to prevent orifices from clogging. Refer to a licensed plumber.



Figure 37-1



Comment 38:

Water heater is not properly strapped. One strap should be in the top third, and one strap installed in the bottom third a minimum of 4 inches above the control. Recommend installing as required.

(Plumbing continued)



Figure 38-1



Comment 39:

Waste lines in crawl space are not properly supported & move freely.



Figure 39-1



Figure 39-2

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Range, Range Vent
Cooking Fuel:	Gas
Ventilation Type:	Exhaust



Comment 40:

Apartment-

No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 40-1



Comment 41:

Apartment-

Current Ca building code requires ranges have a minimum clearance of 6" on each side.

(Appliances continued)



Figure 41-1



Comment 42:

Apartment-

Oven set at 350 recorded a temperature of 350 degrees. Condition is functional.



Figure 42-1

(Appliances continued)



Comment 43:

No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 43-1



Comment 44:

All other appliances were tested and determined functional.

(Appliances continued)



Comment 45:

Oven set at 350 recorded a temperature of 342 degrees. Condition is functional.



Figure 45-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Single Hung
Window Materials:	Metal
Entry Door Types:	Hinged
Entry Door Materials:	Wood
Fireplace/Stove Type:	Manufactured

(Interior continued)



Comment 46:

Apartment-

No vent fan installed in bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.

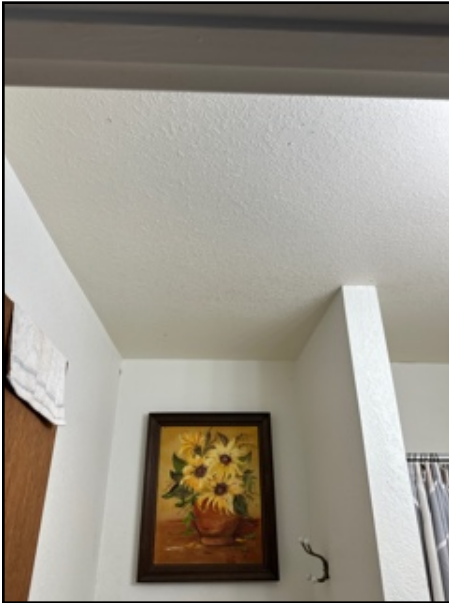


Figure 46-1



Comment 47:

Apartment-

Organic type growth noted above shower on ceiling.

(Interior continued)



Figure 47-1



Comment 48:
Apartment-
Damaged floor noted in kitchen.



Figure 48-1

(Interior continued)



Comment 49:

Apartment-

Moisture damage & poor drywall tape job noted in area surrounding bathroom window. Refer to a licensed contractor.



Figure 49-1



Figure 49-2



Comment 50:

Apartment-

Bedroom door hits transition and fails to close.

(Interior continued)



Figure 50-1



Comment 51:
Apartment-
Left bedroom window fails to stay open.



Figure 51-1

(Interior continued)



Comment 52:

Apartment-

Right bedroom window is outside the frame and propped up. Refer to a qualified tradesman for repair. Frame also noted to contain large dents.



Figure 52-1



Figure 52-2



Comment 53:

Apartment-

Stairs are not closed off. Any area with a 30" + drop must be secured with a guardrail. Current CA building code requires pickets be installed with a spacing of 4" or less. Recommend repair, refer to a licensed contractor.

(Interior continued)



Figure 53-1



Comment 54:

Apartment-

Cracked drywall noted in area around stairs. Considering these cracks only occur on tape seams, likely caused due to a poor drywall tape job.



Figure 54-1



Figure 54-2

(Interior continued)



Comment 55:
Apartment-
Edges of kitchen counter noted as delaminated.



Figure 55-1



Comment 56:
Window shown in living area has a broken or disconnected channel balance on right side.



Figure 56-1

(Interior continued)



Comment 57:

Receptacle near front door is missing the faceplate.



Figure 57-1



Comment 58:

Laminate floor in kitchen area noted as damaged.

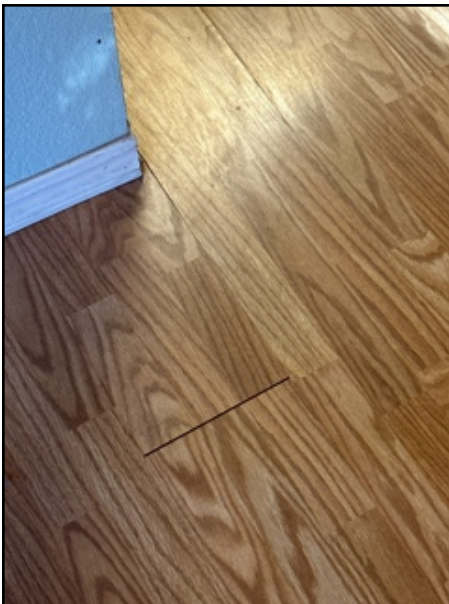


Figure 58-1



Figure 58-2

(Interior continued)



Figure 58-3



Comment 59:

GFCI in bathroom on main level fails to trip.



Figure 59-1

(Interior continued)



Comment 60:

No vent fan installed in hallway bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.

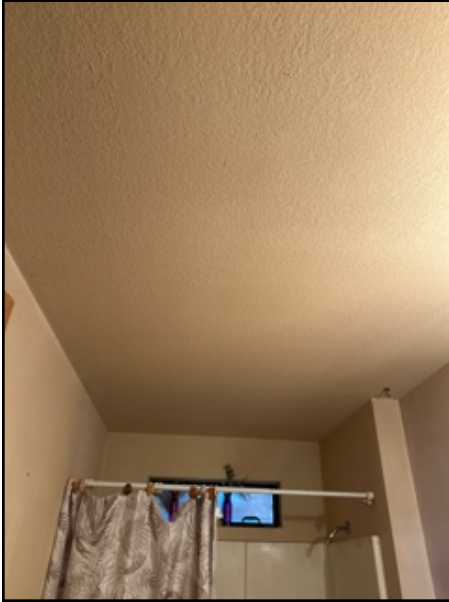


Figure 60-1



Comment 61:

Guest bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 61-1

(Interior continued)



Comment 62:

Left guest bedroom window shown has broken/ disconnected channel balances.

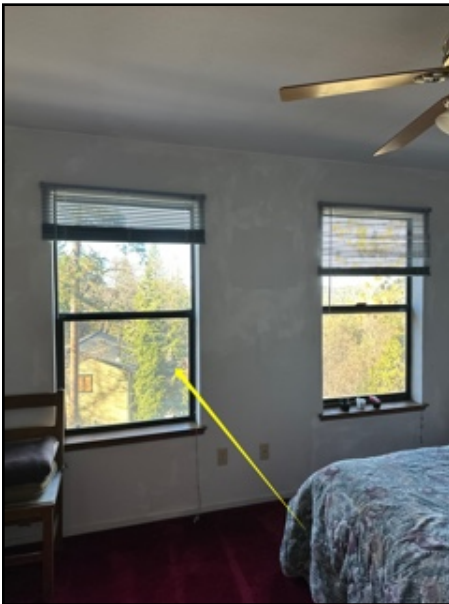


Figure 62-1



Comment 63:

Multiple smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

(Interior continued)

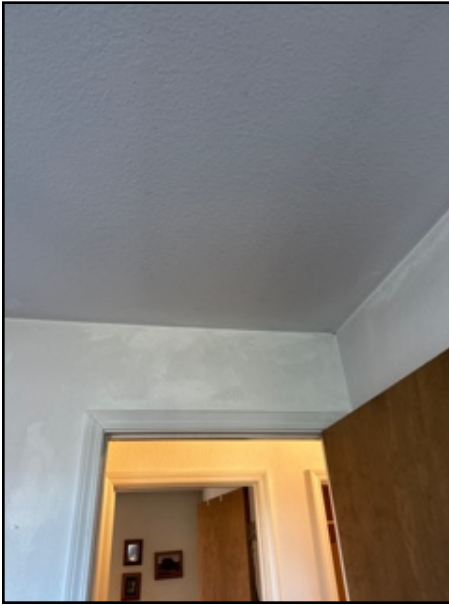


Figure 63-1

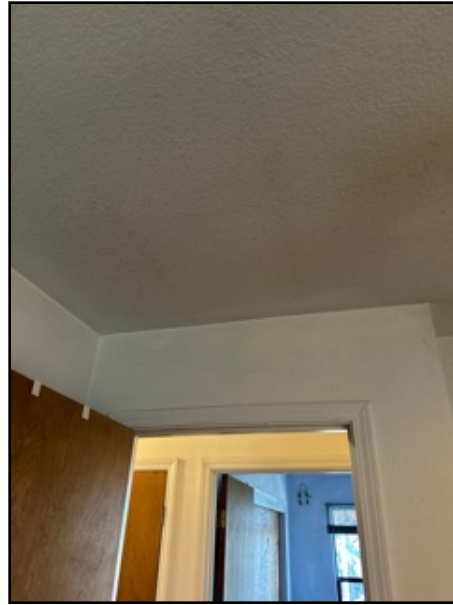


Figure 63-2



Comment 64:

Bathroom transition strip does not overlap the edge of bathroom flooring.



Figure 64-1

(Interior continued)



Comment 65:
Drywall cracks noted in various areas throughout home.

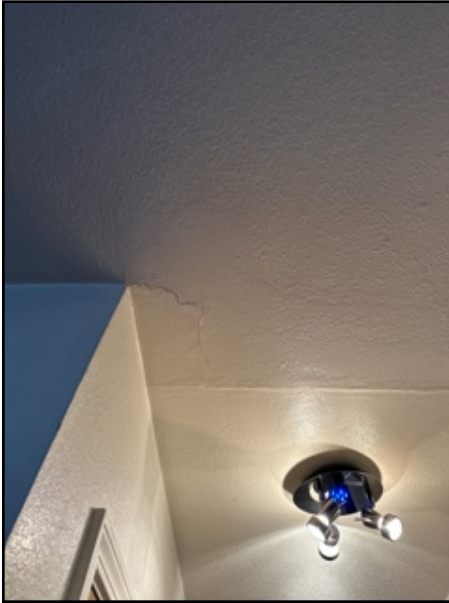


Figure 65-1



Figure 65-2



Figure 65-3

(Interior continued)



Comment 66:

Hallway smoke alarm is hanging by the wires.



Figure 66-1



Comment 67:

Current CA building code requires hand railings to re-connect to the structure. However, since this railing is pre-existing it would only need replaced if a permit were pulled on the property.



Figure 67-1

(Interior continued)

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-  **Comment 68:**
Upstairs right bedroom closet remains unfinished & is open into the attic.



Figure 68-1

-
-  **Comment 69:**
Left guest bedroom upstairs window shown is falling out from frame on the right side. Refer to a qualified tradesman.



Figure 69-1

(Interior continued)



Comment 70:

Master bedroom fan upstairs strikes the bathroom door.



Figure 70-1



Comment 71:

No vent fan installed in master bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.



Figure 71-1

(Interior continued)



Comment 72:

Bathroom receptacles are tied into the laundry GFCI circuit. Washing machines should be on their own dedicated electrical circuit. Refer to a licensed electrician.



Figure 72-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Minor cracks noted on various areas of foundation. Considering these cracks are less than 1/8" in width, not considered a structural issue. This is a common find.



Figure 1-1



Figure 1-2

2) Recommend installing a proper railing on retaining wall above entry steps. Current CA building code requires a railing be installed with a maximum picket spacing of 4" above any ledge with a 30" or larger drop. Refer to a licensed contractor.

(Report Summary continued)



Figure 4-1

3) No flashing installed on deck ledger. Recommend installing to prevent any future moisture damage from occurring.



Figure 5-1

4) Center stair stringer brace in front of home is loose.

(Report Summary continued)



Figure 6-1

5) Recommend bolting deck/porch girders to the posts.



Figure 7-1

6) Current CA building code requires railings have a surface of graspable size installed.

(Report Summary continued)



Figure 8-1

7) Stairs stringers in front of home noted as cracked/ damaged.



Figure 9-1



Figure 9-2

8) Railing to lower apartment noted as loose.

(Report Summary continued)



Figure 10-1

9) Stair stringers leading to lower apartment are sagging on the left side.



Figure 11-1

10) Deck support post on front right corner of home is multiple pieces of lumber scabbed together. Refer to a licensed contractor for replacement.

(Report Summary continued)



Figure 12-1

11) Soil has eroded away below the deck piers on right side of home. Refer to a licensed contractor for repair.



Figure 13-1



Figure 13-2

(Report Summary continued)



Figure 13-3



Figure 13-4

12) Fungus and decay noted on various areas throughout deck structures/attached sidings. Refer to a licensed pest inspector for further evaluation.



Figure 14-1



Figure 14-2

(Report Summary continued)



Figure 14-3



Figure 14-4



Figure 14-5



Figure 14-6

13) Stair railings on home are inconsistent heights, some areas are not to minimum height code. Refer to a licensed contractor.

(Report Summary continued)



Figure 15-1



Figure 15-2

14) Bathroom window behind home has been painted over.



Figure 16-1

15) Kitchen window noted to sweat & in poor condition.

(Report Summary continued)



Figure 17-1

16) Receptacle near back door is not weatherproof. Refer to a licensed electrician.



Figure 18-1

17) Back porch is built into the soil.

(Report Summary continued)



Figure 19-1

18) Improper siding patched noted below deck on right side of home.



Figure 20-1

19) Rafters for back porch have been cut & should be replaced. Refer to a licensed contractor.

(Report Summary continued)



Figure 21-1

Structure: Attic

20) Attic access was sealed shut at time of inspection, therefore could not be inspected.

Structure: Crawl Space

21) (Lower left side access). Water valve inside door is leaking onto the gas line below causing corrosion. Refer to a licensed plumber.



Figure 24-1

(Report Summary continued)

Electrical

22) Main service panel labeling is not complete.



Figure 25-1

23) Each neutral should be attached to its own dedicated lug on the buss bar in the main panel. Refer to a licensed electrician.



Figure 26-1

24) Conduit connected to base of panel is not attached properly & is providing access for pests.

(Report Summary continued)

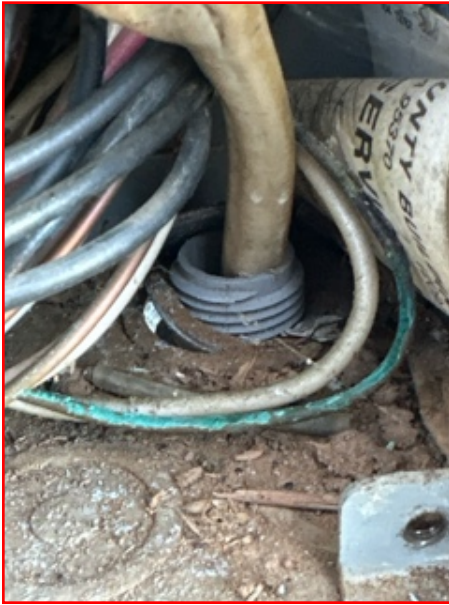


Figure 27-1

25) Apartment-

No carbon monoxide alarm was located in home at time of inspection. Current CA building code requires one alarm be installed on each level of the home. Recommend installing as required.

26) Apartment-

Smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

27) No carbon monoxide alarm was located in upper level of home at time of inspection. Current CA building code requires one alarm be installed on each level of the home. Recommend installing as required.

(Report Summary continued)

Plumbing

28) Apartment-

Bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 34-1

29) Upstairs bathroom sink drain noted to leak. Refer to a licensed plumber.



Figure 35-1

30) Hot water connection above water heater noted to leak. Refer to a licensed plumber.

(Report Summary continued)



Figure 36-1

31) No drip leg installed on water heater propane supply line. Recommend installing to catch any particles/debris traveling through the line to prevent orifices from clogging. Refer to a licensed plumber.



Figure 37-1

32) Water heater is not properly strapped. One strap should be in the top third, and one strap installed in the bottom third a minimum of 4 inches above the control. Recommend installing as required.

(Report Summary continued)



Figure 38-1

33) Waste lines in crawl space are not properly supported & move freely.



Figure 39-1



Figure 39-2

(Report Summary continued)

Appliances

34) Apartment-

No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 40-1

35) Apartment-

Current Ca building code requires ranges have a minimum clearance of 6" on each side.



Figure 41-1

(Report Summary continued)

36) No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 43-1

Interior

37) Apartment-

No vent fan installed in bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.

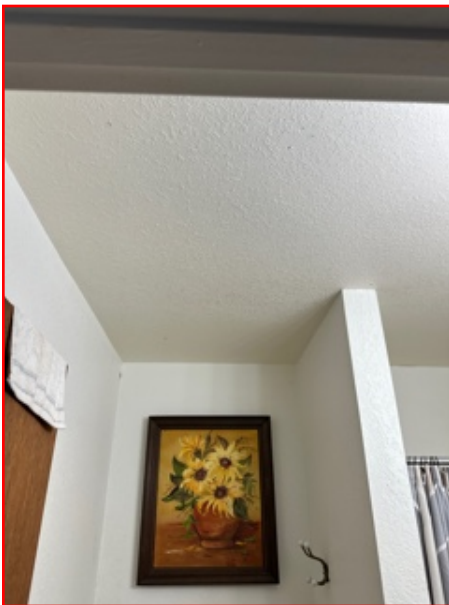


Figure 46-1

(Report Summary continued)

38) Apartment-
Organic type growth noted above shower on ceiling.

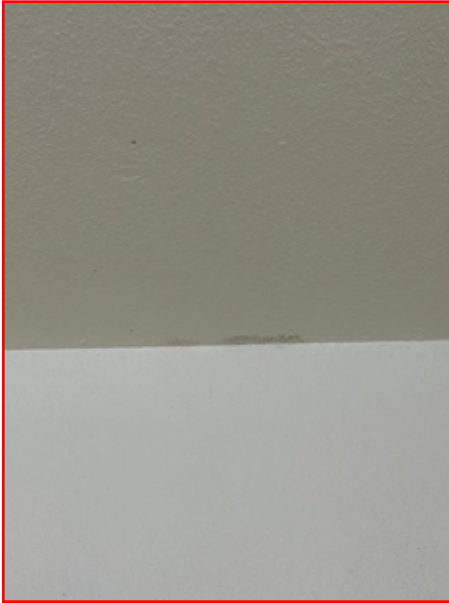


Figure 47-1

39) Apartment-
Damaged floor noted in kitchen.



Figure 48-1

(Report Summary continued)

40) Apartment-

Moisture damage & poor drywall tape job noted in area surrounding bathroom window. Refer to a licensed contractor.



Figure 49-1

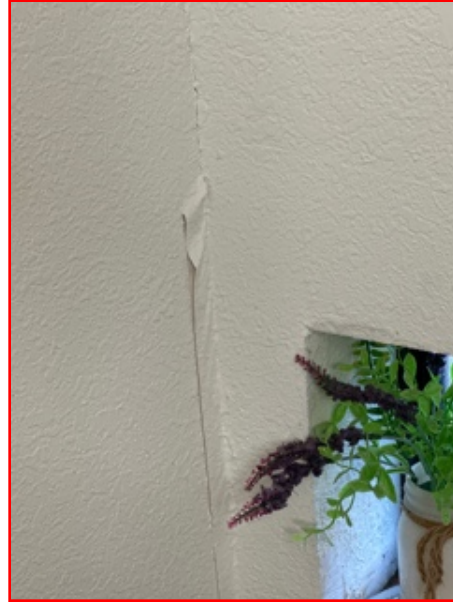


Figure 49-2

41) Apartment-

Bedroom door hits transition and fails to close.



Figure 50-1

(Report Summary continued)

42) Apartment-
Left bedroom window fails to stay open.



Figure 51-1

43) Apartment-
Right bedroom window is outside the frame and propped up. Refer to a qualified tradesman for repair. Frame also noted to contain large dents.



Figure 52-1



Figure 52-2

(Report Summary continued)

44) Apartment-

Stairs are not closed off. Any area with a 30" + drop must be secured with a guardrail. Current CA building code requires pickets be installed with a spacing of 4" or less. Recommend repair, refer to a licensed contractor.



Figure 53-1

45) Apartment-

Cracked drywall noted in area around stairs. Considering these cracks only occur on tape seams, likely caused due to a poor drywall tape job.



Figure 54-1



Figure 54-2

(Report Summary continued)

46) Apartment-
Edges of kitchen counter noted as delaminated.



Figure 55-1

47) Window shown in living area has a broken or disconnected channel balance on right side.



Figure 56-1

48) Receptacle near front door is missing the faceplate.

(Report Summary continued)



Figure 57-1

49) Laminate floor in kitchen area noted as damaged.

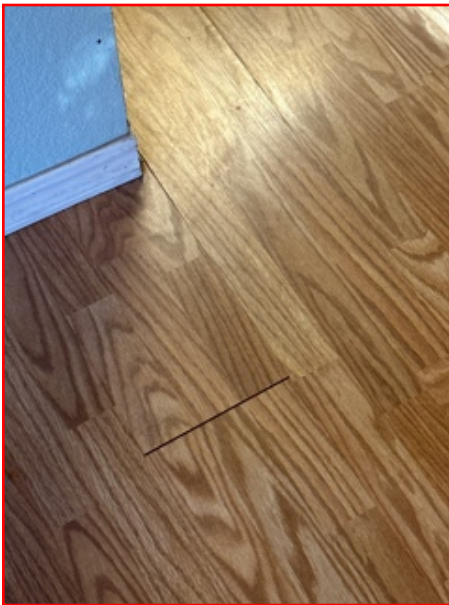


Figure 58-1



Figure 58-2

(Report Summary continued)



Figure 58-3

50) GFCI in bathroom on main level fails to trip.



Figure 59-1

51) No vent fan installed in hallway bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.

(Report Summary continued)

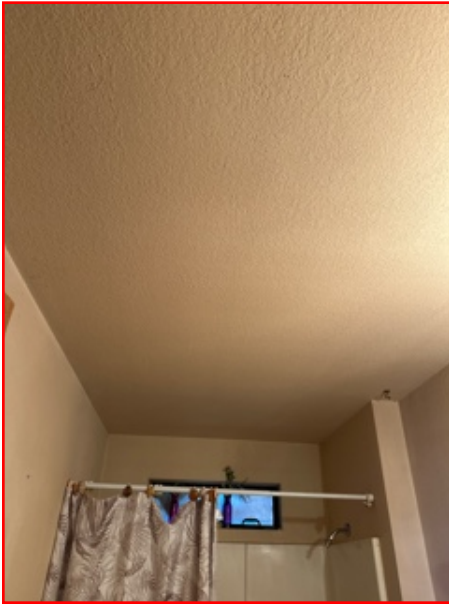


Figure 60-1

52) Guest bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 61-1

53) Left guest bedroom window shown has broken/ disconnected channel balances.

(Report Summary continued)

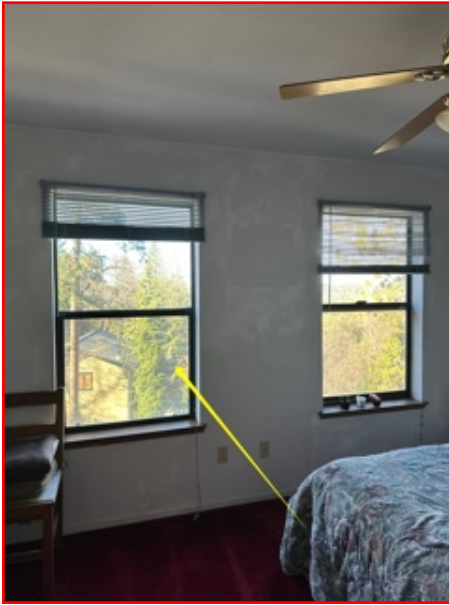


Figure 62-1

54) Multiple smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

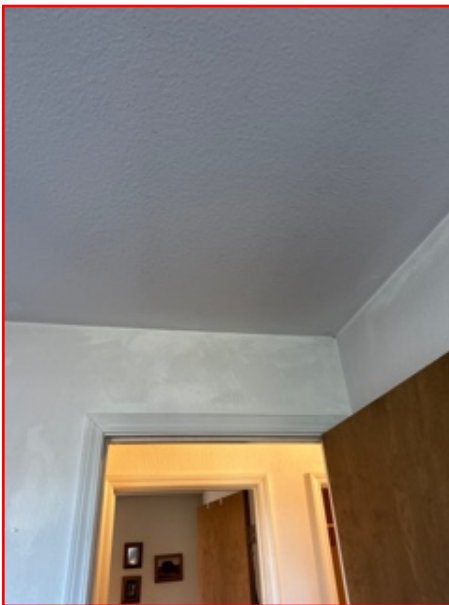


Figure 63-1

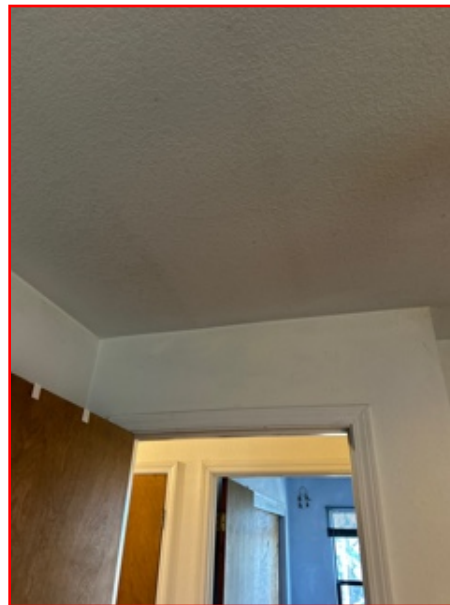


Figure 63-2

(Report Summary continued)

55) Bathroom transition strip does not overlap the edge of bathroom flooring.



Figure 64-1

56) Drywall cracks noted in various areas throughout home.

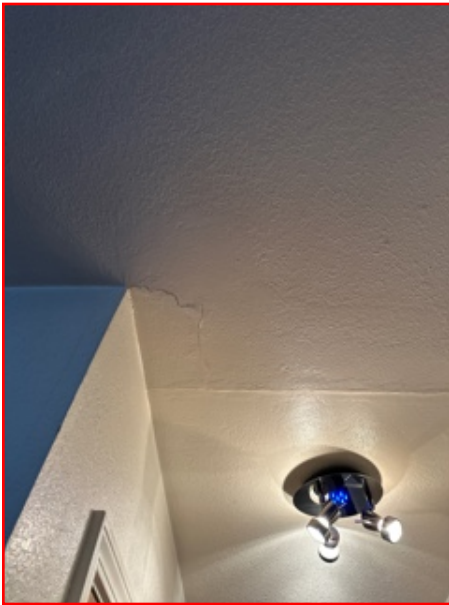


Figure 65-1



Figure 65-2

(Report Summary continued)



Figure 65-3

57) Hallway smoke alarm is hanging by the wires.



Figure 66-1

58) Upstairs right bedroom closet remains unfinished & is open into the attic.

(Report Summary continued)



Figure 68-1

59) Left guest bedroom upstairs window shown is falling out from frame on the right side. Refer to a qualified tradesman.



Figure 69-1

60) Master bedroom fan upstairs strikes the bathroom door.

(Report Summary continued)

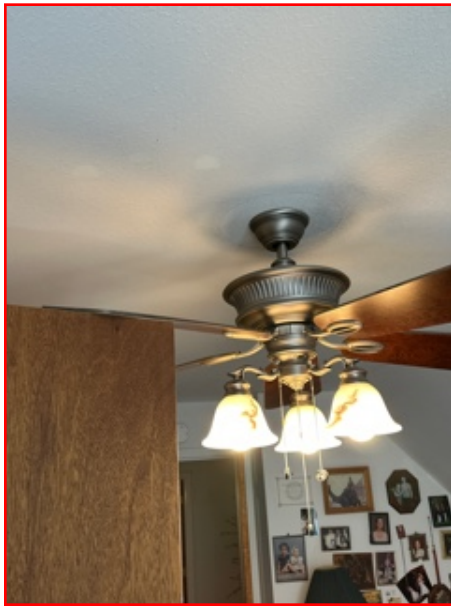


Figure 70-1

61) No vent fan installed in master bathroom. Current CA building code states an exhaust vent fan must be installed in all bathrooms that contain a tub or shower.



Figure 71-1

62) Bathroom receptacles are tied into the laundry GFCI circuit. Washing machines should be on their own dedicated electrical circuit. Refer to a licensed electrician.

(Report Summary continued)



Figure 72-1