

Cornerstone Inspection

Property Inspection Report



3000 Gold Rush Ln, Paso Robles, CA 93446

Inspection prepared for: Katie Tomblin

Real Estate Agent: Donelle DuFault - Re/Max Success

Date of Inspection: 6/25/2026 Time: 1:30 PM

Age of Home: 1983 Size: 1425

Weather: Clear

Order ID: 13859

Inspector: Peter Ruiz

CREIA #167160

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Table Of Contents

REPORT SUMMARY	3
Site and Other Comments	4
Exterior	5-12
Foundation Comments	13
Roofing	14-17
Fireplace	18
Plumbing Components	19-23
Electrical Service Panels	24-25
Interior Space	26
Bedrooms	27-28
Kitchen	29
Bathrooms	30-32
Laundry	33
Heating & Air conditioning	34-36

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, please give us a call if you have any questions you would like us to address. Remember, once the inspection is completed and the report is delivered, we will remain available to provide more information 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, because we recognize that our clients' time is valuable, and do not wish to provide you with an unnecessarily lengthy report about components that are not in need of service.

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 are intended to illustrate an example of the issue being reported. More issues or defects may exist that could be discovered by a licensed specialist retained to evaluate the specific issue.

Locations of various components identified within the report such as 'left', 'right', 'front', or 'rear' of the property are described from the perspective of facing the front door. Please use the photo 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.

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 to which I would like to draw extra attention. 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 and bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for any work done on the property.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Site and Other Comments

Page 5 Item: 2	Environmental Comments	2.2. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance.
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Roofing

Page 15 Item: 2	Composition Shingle Observations	2.9. The ridge or roof-line appears to be wavy in silhouette. We will elaborate on the possible reasons for this, and we recommend an evaluation by a qualified tradesperson.
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Fireplace

Page 18 Item: 1	Living Fireplace Comments	1.8. The spark arrestor does not properly attach or fit and should be serviced by a qualified tradesperson.
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Bathrooms

Page 31 Item: 1	Master Bathroom Observations	1.15. The toilet is loose, and should be secured, as this could be a safety hazard.
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Site and Other Comments

1. Site and General Information

Observations:

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

1.2. The buyer's agent was present during the inspection.

1.3. The seller was present during the inspection.

1.4. 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.

1.5. 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.

1.6. 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.

1.7. We do not inspect window coverings as a part of our service.

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

1.9. 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 may be challenging for the layperson to effectively communicate. Therefore, to avoid any misunderstandings or miscommunications, we strongly encourage anyone utilizing this report to read the entire report, not just the summary, and to consult with us directly regarding any questions or concerns. In addition, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others.

1.10. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately 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.

1.11. 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.

Site and Other Comments (continued)

1.12. 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.

1.13. Because this is a report on a mobile home within a managed park, we do not inspect or report on the condition of any components beyond the unit, such as grading and drainage, which we believe to be the responsibility of the park management association.

1.14. Over the life of a mobile home it will need to be re-leveled every 7 to 10 years. We do not evaluate the level of a mobile home, but do recommend that you have it evaluated by a licensed specialist in the near future, or ask the sellers when it was last re-leveled.

2. Environmental Comments

Observations:

2.1. It is recommended that smoke alarms older than 10 years old be replaced due to safety concerns, as the sensors may no longer be effective.

2.2. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance.

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, as they provide the most effective barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of many surfaces.

Unfortunately, the evidence of such intrusion may be hidden or difficult to detect without the proper conditions present. For example, we may discover leaking windows while it is raining that may not have been apparent otherwise.

1.2. The landscaping includes precast 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 on this property is solely dependent on soil percolation and hard surfaces. There are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have an evaluation by a specialist. We did not see any evidence of moisture contaminating the living space.

2.3. 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.

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with cement-fiber 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 (30 cm) away from the home.

3.3. There are separations, gaps, cracks or openings on the siding that need to be serviced/sealed. This includes hose bibs, electrical or cable wires that enter the home, or cracks around the windows or doors.

Exterior (continued)



Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches (30 cm) away from the home.

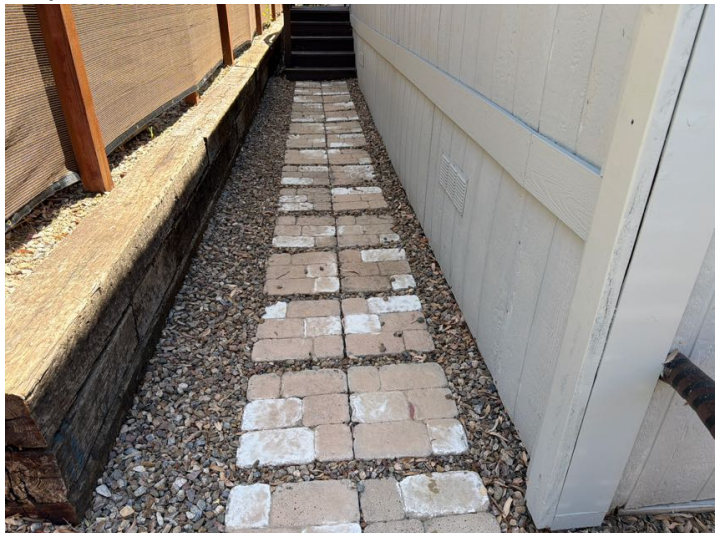
4. Hard Surfaces

Observations:

- 4.1. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.2. There are one or more offsets in the driveway that could prove to be trip-hazards.
- 4.3. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. There could be many causes for the cracks, such as by the lack of expansion joints, or a tree that is too close to the concrete decking.
- 4.4. The paver patio or walkway has one or more offsets that may prove to be trip-hazards. This may be by design or due to unsuitable soil below the pavers.



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



The paver patio or walkway has one or more offsets that may prove to be trip-hazards. This may be by design or due to unsuitable soil below the pavers.

Exterior (continued)

5. Wood Trim, Facia and Eave

Observations:

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

5.2. There is damage to the wood trim, fascia, and/or eaves that should be evaluated by a pest inspector.



There is damage to the wood trim, fascia, and/or eaves that should be evaluated by a pest inspector.

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

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

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

6.6. We do not evaluate low-voltage or decorative lights, such as Malibu lights, and you may wish to have the sellers demonstrate them as functional.

Exterior (continued)



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



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

7. Doors

Observations:

7.1. The finish on one or more of the exterior doors is weathered, and you may wish to have them refinished or replaced.



The finish on one or more of the exterior doors is weathered, and you may wish to have them refinished or replaced.

8. Sliding Glass Doors and Screens

Observations:

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

8.2. The slider screen is missing, and you may wish to have it replaced.

Exterior (continued)

9. Windows

Observations:

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

9.2. Dual-pane windows are present that include 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.

9.3. One or more of the window screens are damaged, and you may wish to have them repaired or replaced.

10. Stairs and Handrails

Observations:

10.1. The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.

10.2. One or more 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 and three-quarter 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.

10.3. The handrail does not return, which is required at the top and bottom of the stairs by current building standards. This condition could allow a purse or clothing to initiate a fall.

10.4. One or more handrails are not secure and should be serviced for optimal safety.



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Exterior (continued)



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The handrail does not return, which is required at the top and bottom of the stairs by current building standards. This condition could allow a purse or clothing to initiate a fall.

Exterior (continued)

11. Fences and Gates

Observations:

11.1. 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.

11.2. 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.

12. Yard and Retaining Walls

Observations:

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

12.2. The railroad-tie or wooden yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.



The railroad-tie or wooden yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.

13. Landscaping

Observations:

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

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

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

Exterior (continued)

14. Decks

Observations:

14.1. One or more decks need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the decks.

15. Carport

Observations:

15.1. There is damage to the carport that should be evaluated by a pest inspector.



There is damage to the carport that should be evaluated by a pest inspector.

Foundation Comments

1. Crawlspace Observations

Observations:

1.1. This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than $\frac{1}{4}$ inch and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

1.2. We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

1.3. The crawlspace access is located at the right side exterior.

Roofing

1. Roof Gutters

Observations:

1.1. There are no gutters on the home, which are recommended for the maintenance of the foundation and for maintaining good grading and drainage.

Roofing (continued)

2. Composition Shingle Observations

Observations:

2.1. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors, including the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. It does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks, many of which only become evident after they have caused other damage. Our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

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

2.3. The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean and well maintained. Water ponds on most of them, particularly along the leading edges, and such water will generally only be dispersed by evaporation. Therefore, they must be kept clean and inspected regularly. This is important, as our service does not include any guarantee against leaks.

2.4. The roof needs to be cleaned and any foliage trimmed away to promote and insure proper drainage.

2.5. The shingles are losing granules but would not need to be replaced at this time.

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

2.7. The toe of one or more of the flashings has been lifted, probably by the wind, and should be serviced.

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

2.9. The ridge or roof-line appears to be wavy in silhouette. We will elaborate on the possible reasons for this, and we recommend an evaluation by a qualified tradesperson.

Roofing (continued)



The ridge or roof-line appears to be wavy in silhouette. We will elaborate on the possible reasons for this, and we recommend an evaluation by a qualified tradesperson.



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Roofing (continued)



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



The roof includes a flat-roofed section, and flat roofs can be problematic if they are not kept clean and well maintained. Water ponds on most of them, particularly along the leading edges, and such water will generally only be dispersed by evaporation. Therefore, they must be kept clean and inspected regularly. This is important, as our service does not include any guarantee against leaks.

Roofing (continued)



The roof needs to be cleaned and any foliage trimmed away to promote and insure proper drainage.



The toe of one or more of the flashings has been lifted, probably by the wind, and should be serviced.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The residence includes a modern reproduction of a free-standing metal chimney and fireplace, which is functional. However, you should obtain the installation permit, and any other relevant documents that would instruct you in its proper use and maintenance.

1.2. The firebox is in acceptable condition.

1.3. There is no gas supply to the fireplace, and it is not required.

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

1.5. The fireplace glass doors are functional.

1.6. The fireplace hearth is in acceptable condition.

1.7. The flashing between the chimney and the roof needs to be serviced by a qualified tradesperson.

1.8. The spark arrestor does not properly attach or fit and should be serviced by a qualified tradesperson.

Fireplace (continued)



The residence includes a modern reproduction of a free-standing metal chimney and fireplace, which is functional. However, you should obtain the installation permit, and any other relevant documents that would instruct you in its proper use and maintenance.



The spark arrestor does not properly attach or fit and should be serviced by a qualified tradesperson.



The flashing between the chimney and the roof needs to be serviced by a qualified tradesperson.

Plumbing Components

1. Water Supply Comments

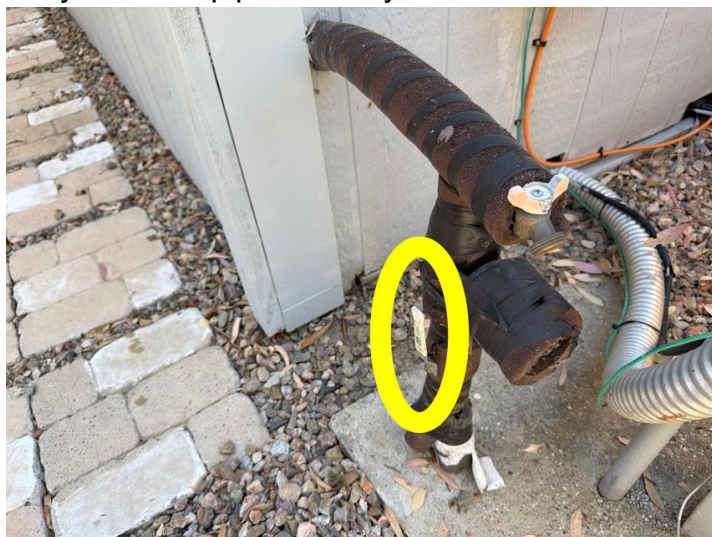
Observations:

1.1. The main water shut-off valve is located at the front of the home, unit, or building.

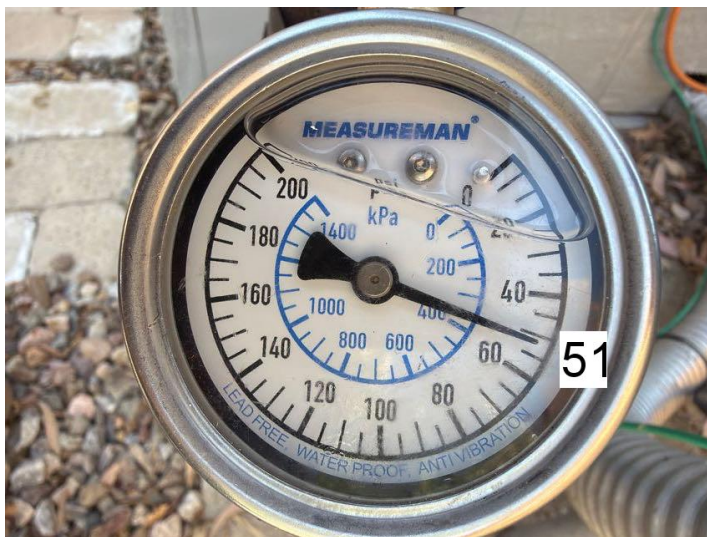
1.2. A functional pressure regulator is in place on the plumbing system.

1.3. The residence is served primarily by copper potable water pipes. 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 the walls.

1.4. 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 located inside walls, and we can only view the pipes as they exit the walls.



The main water shut-off valve is located at the front of the home, unit, or building.



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

2. Irrigation and Hose Bibb Information

Observations:

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

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

Plumbing Components (continued)

3. Electric Water Heater

Observations:

3.1. There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from 5 to 8 years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

3.2. Hot water is provided by a 40 gallon electric water heater that is located in an exterior closet.

3.3. The water heater is functional and was not leaking at the time of our inspection.

3.4. The water heater is about 10 years old.

3.5. The electrical connection to the water heater is functional.

3.6. 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.

3.7. The drain valve is in place and presumed to be functional.

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

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

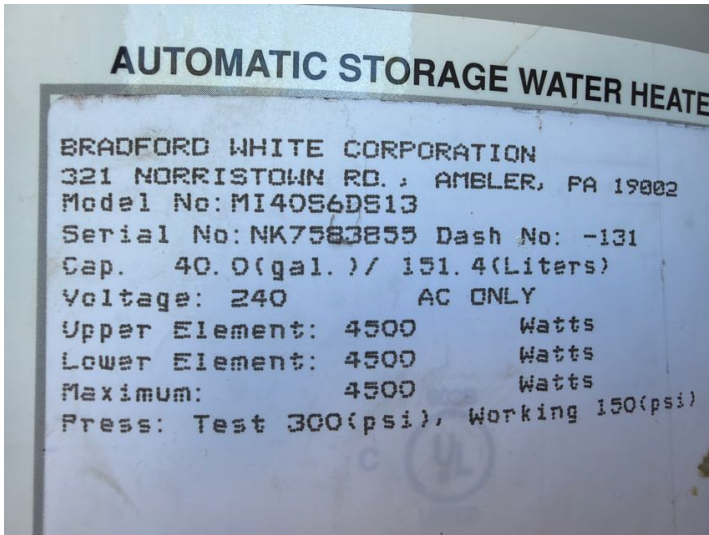
3.10. We recommend adding a moisture alarm that will alert the presence of a water leak.

3.11. The water heater is seismically secured.

3.12. There is a dark staining within the water heater closet that should be evaluated by a qualified specialist and cleaned as necessary.

3.13. There is a moisture stain on the floor, wall, or ceiling that should be explained or explored further.

Plumbing Components (continued)



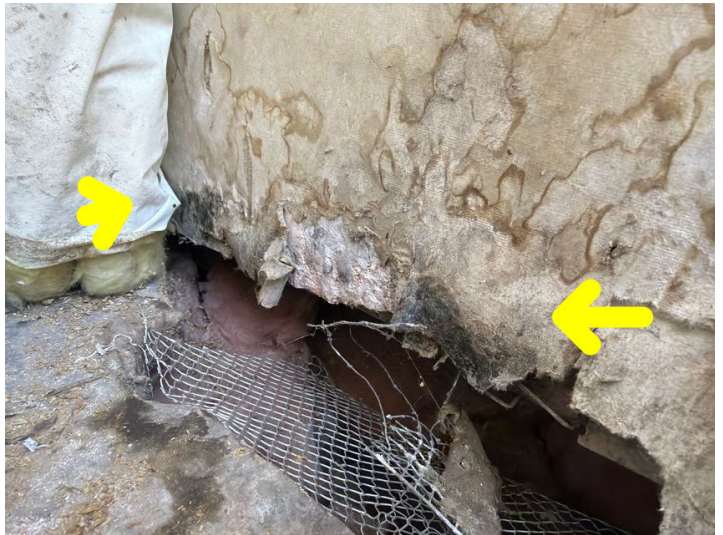
Hot water is provided by a 40 gallon electric water heater that is located in an exterior closet.



There is a dark staining within the water heater closet that should be evaluated by a qualified specialist and cleaned as necessary.

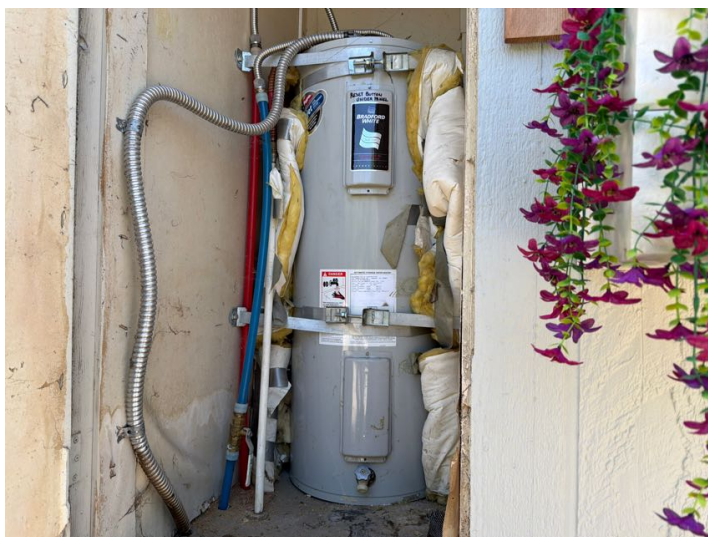


There is a dark staining within the water heater closet that should be evaluated by a qualified specialist and cleaned as necessary.



There is a dark staining within the water heater closet that should be evaluated by a qualified specialist and cleaned as necessary.

Plumbing Components (continued)



There is a moisture stain on the floor, wall, or ceiling that should be explained or explored further.



There is a moisture stain on the floor, wall, or ceiling that should be explained or explored further.

Plumbing Components (continued)

4. Waste and Drain Systems

Observations:

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

4.2. 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 roofer service, most of which are relatively inexpensive.

4.3. 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.

4.4. We were unable to locate a clean-out for this residence. It may not have been installed on the system, or it may have been covered by landscaping or other design components. Plumbers commonly identify this as being a deficiency and recommend a clean-out be installed. However, the main drainpipe can be accessed by removing a toilet, and at considerably less expense than that of installing a clean-out.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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

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

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

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

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

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

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

1.9. The main electrical panel is grounded to a driven rod.

1.10. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.



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

Interior Space

1. Main Entry

Observations:

1.1. There is no doorbell and you may wish to have one installed.

1.2. The door handle is loose and needs to be serviced to work smoothly.



The door handle is loose and needs to be serviced to work smoothly.

2. Living Room

Observations:

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

2.2. One or more windows 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, which implies that the seal has failed.

Interior Space (continued)



One or more windows 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, which implies that the seal has failed.

3. Office

Observations:

- 3.1. The office is located adjacent to the main hallway.
- 3.2. We have evaluated the office, and found it to be in acceptable condition.

4. Main Hallway

Observations:

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

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the end of the main hallway to the right.
- 1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 1.3. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 1.4. The door guides for the bypass closet doors are missing. The doors can become scratched and damaged without the guides.
- 1.5. The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.
- 1.6. One or more windows 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, which implies that the seal has failed.



One or more windows 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, which implies that the seal has failed.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the end of the main hallway to the left.
- 2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.3. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 2.4. The closet doors are missing, and you may wish to have them installed.

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. An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.



An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

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

8. Exhaust Fan

Observations:

8.1. There is no provision for an exhaust fan, which is recommended for safety concerns.

9. Electric Range & Cook Top

Observations:

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

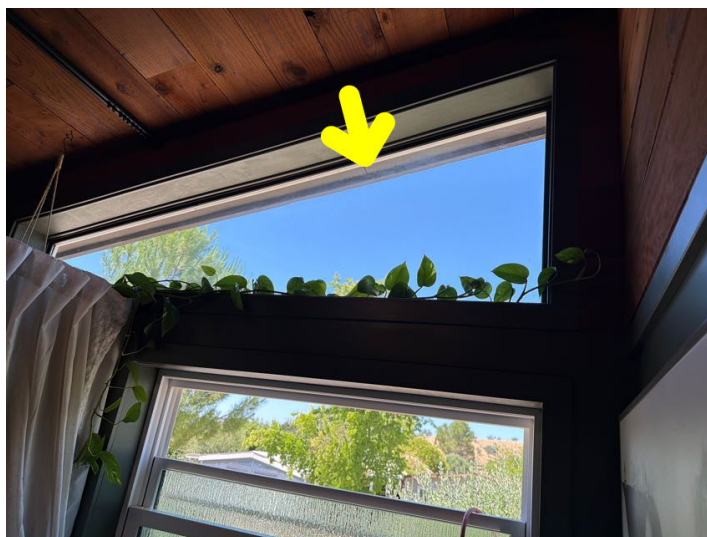
Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. The master 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 sink is functional.
- 1.5. The sink faucet and its components are functional.
- 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. There is no exhaust fan and although there are operable windows, we recommend one be installed.
- 1.10. The toilet is identified as a low flush type, and is rated at 1.28 GPF.
- 1.11. The shower is functional and the showerheads are 1.75 gpm.
- 1.12. We do not pressure test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.
- 1.13. One or more windows 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, which implies that the seal has failed.
- 1.14. The bathroom entry door is missing and you may wish to have it replaced.
- 1.15. The toilet is loose, and should be secured, as this could be a safety hazard.

Bathrooms (continued)



One or more windows 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, which implies that the seal has failed.

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 drain lines below the sink make unnecessary turns, and should be evaluated by a qualified tradesperson.

2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the master bathroom.

2.8. The lights are functional.

2.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.

2.10. The toilet is identified as a low flush type, and is rated at 1.28 GPF.

2.11. The toilet is loose, and should be secured, as this could be a safety hazard.

2.12. The tub-shower is functional and the showerhead is 1.75 gpm.

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

Bathrooms (continued)



The drain lines below the sink make unnecessary turns, and should be evaluated by a qualified tradesperson.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the kitchen.
- 1.2. Some of the components behind the washer/ dryer were obstructed from view and were not inspected.
- 1.3. 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.
- 1.4. The back-draft on the exterior dryer vent cover is missing, stuck open, or incomplete and should be cleaned, repaired, or replaced.
- 1.5. The outlets that were tested are functional.
- 1.6. The lights are functional.
- 1.7. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.
- 1.8. The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Laundry (continued)



The back-draft on the exterior dryer vent cover is missing, stuck open, or incomplete and should be cleaned, repaired, or replaced.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in an exterior closet.
- 1.2. Serial Number 2024F07272 - Manufactured 2024
- 1.3. 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.
- 1.4. The furnace is not original and you should obtain documentation of its replacement for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.
- 1.5. The return air filter is dirty and should be changed soon and every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated.
- 1.6. The circulating fan is clean and functional.
- 1.7. The thermostat is functional.
- 1.8. 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.
- 1.9. Significant portions of the supply ducts are concealed and cannot be viewed.
- 1.10. The registers are reasonably clean and functional.

Heating & Air conditioning (continued)



Central heat is provided by a forced-air furnace that is located in an exterior closet.



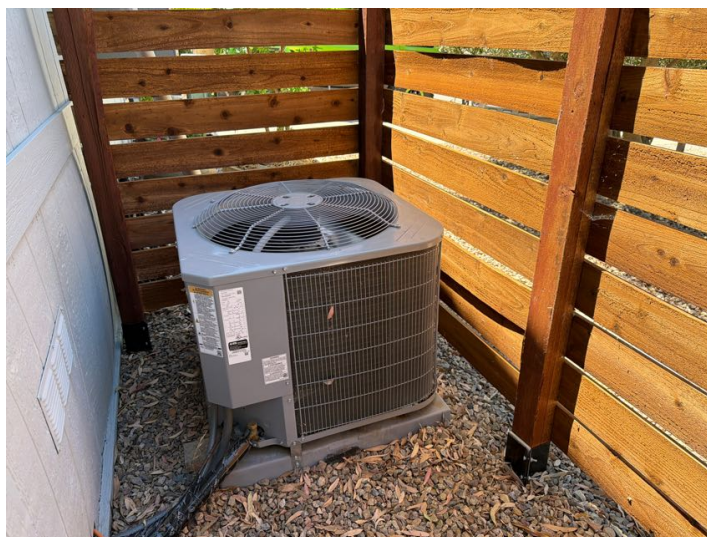
Serial Number 2024F07272 - Manufactured 2024

2. Air Conditioning

Observations:

- 2.1. Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in an exterior closet and a condensing coil that is located on the exterior.
- 2.2. There is no service disconnect at the condensing coil, which is required unless the coil is within 50 feet and within the line of sight of the electrical panel, and one should be installed.
- 2.3. The evaporator coil is functional.
- 2.4. The air conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out of 15-18 degrees or more.
- 2.5. The refrigerant lines that are visible are in acceptable condition.

Heating & Air conditioning (continued)



Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in an exterior closet and a condensing coil that is located on the exterior.