

Cornerstone Inspection

Property Inspection Report



3315 Barranca Ct, San Luis Obispo, CA 93401

Inspection prepared for: Rick Rosen

Real Estate Agent: -

Date of Inspection: 6/26/2026 Time: 9:00 AM

Age of Home: 1983 Size: 3326

Inspector: Greg Hines

Order ID: 13601

CREIA #166634

P.O. Box 1511, Pismo Beach, 93449

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Report Summary

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

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to 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.

Exterior

Page 19 Item: 14	Guardrails	14.6. Sections of the guardrail are not secure, and should be serviced.
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Roofing

Page 26 Item: 2	Composition Shingle Observations	2.7. The roof is approaching the end of its serviceable life, and should be evaluated by a licensed roofing contractor, because it could leak and the cost of replacing it could affect you evaluation of the property. 2.8. The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.
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Interior Space

Page 41 Item: 8	Loft Observations	8.2. There is no smoke detector which is mandated in this jurisdiction and should be installed.
Page 42 Item: 9	Stairs	9.5. There is no handrail within the living room stairwell which is required by current standards and should be installed.

Kitchen

Page 47 Item: 4	Electrical Components	4.2. Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards. 4.3. There is no outlet serving the island, which is mandated by current standards, and should have ground fault protection.
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Heating & Air conditioning

Page 55 Item: 1	Forced Air Furnace	1.16. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.
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Garages

Page 61 Item: 1	Double-Car Garage	1.22. The house entry door is not a fire rated, self-closing and LATCHING door, which should be serviced. 1.23. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop. 1.24. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component.
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Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were present during the inspection.

1.2. 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.

1.3. 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.

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

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

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

1.7. A bridge walkway is present that we do not evaluate.

2. Environmental Comments

Observations:

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

2.2. Current standards require at least one smoke alarm be installed at every level of a home. There is not a smoke alarm installed on one or more of the levels which should be serviced.

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

2.4. One or more smoke alarms are chirping within the residence. This is usually a symptom of a low battery or lack of a battery back up. Typically this indicates that all the smoke detector batteries could have a low charge and should be replaced, as this is often an overlooked procedure.

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, creeks, or water features as a part of our inspection.

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

1.5. There is a pond or creek in the yard that could prove to be dangerous to small children and certain precautions should be taken.

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

2.4. There are areas at the residence where water will percolate and pond, which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, or area drains that direct water away from the residence.

2.5. 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.

2.6. There are areas of living space below grade which may be susceptible to moisture intrusion. There is no evidence of intrusion at this time, however we can not guarantee that it would not occur. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season. You may also wish to have a second opinion.

2.7. 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.

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

Exterior (continued)

2.9. 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.



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Exterior (continued)

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with a combination of cement-fiber and wooden 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.

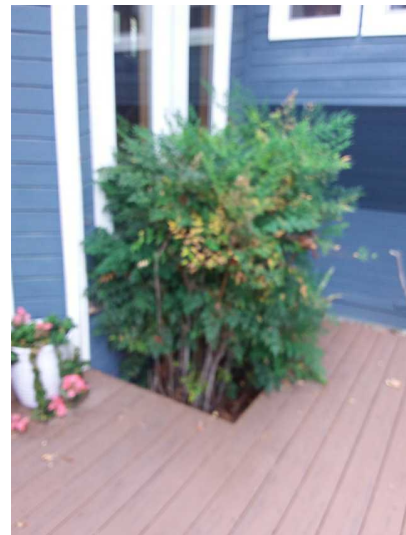
3.3. The siding needs typical maintenance such as sealing, cleaning, or painting.

3.4. There are areas where the wooden siding is close to or touching the ground and is subject to moisture damage. These areas should be monitored closely and sealed frequently to prevent moisture damage. Wooden siding should be a minimum of 4 inches from soil and 2 inches from hard surfaces.

3.5. Portions of the wood siding are dry rot or moisture damaged, and should be evaluated by a termite inspector.



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Exterior (continued)



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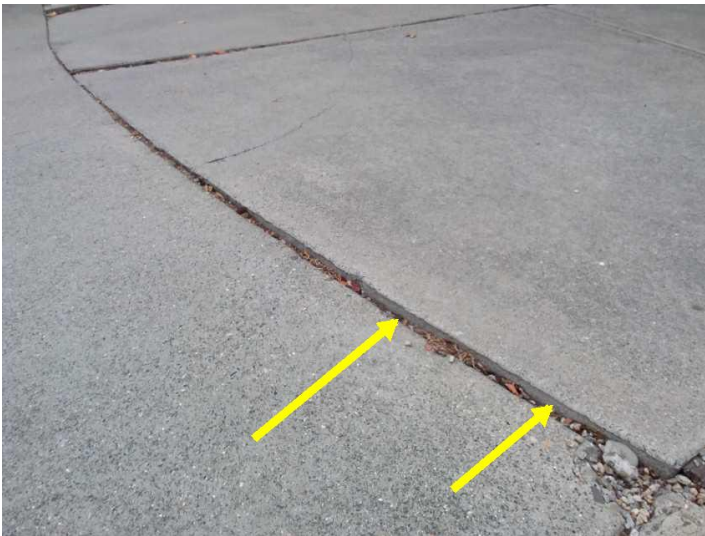
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Exterior (continued)

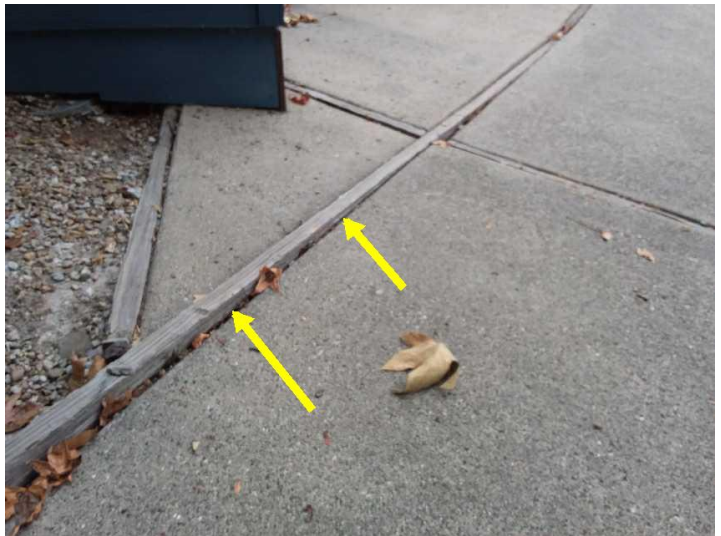
4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. There are cracks or offsets in the driveway or walkways which could prove to be trip-hazards that you may wish to have repaired.
- 4.5. The walkways are in acceptable condition.
- 4.6. The patio surface is in acceptable condition.
- 4.7. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.
- 4.8. There are several offsets in the walkways that could prove to be trip-hazards.
- 4.9. The walkways are variously damaged and should be repaired or replaced.
- 4.10. A walkway has been displaced by root movement and could present a trip-hazard.
- 4.11. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.



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



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Exterior (continued)



A walkway has been displaced by root movement and could present a trip-hazard.



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



The walkways are variously damaged and should be repaired or replaced.

5. Wood Trim, Facia and Eave

Observations:

- 5.1. Sections of the fascia, trim and eave need maintenance type service such as sealing and painting.
- 5.2. Sections of the fascia board or wood trim are weathered and have separated slightly, and should be serviced to prevent further deterioration.
- 5.3. There is damage to the wood trim that should be evaluated by a termite inspector.

Exterior (continued)



Sections of the fascia board or wood trim are weathered and have separated slightly, and should be serviced to prevent further deterioration.



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



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

6. Electrical Components

Observations:

- 6.1. The exterior outlet is ground-fault protected and controlled from a GFCI outlet/breaker in the garage.
- 6.2. We were not able to activate some of the exterior lights which may be operated on a timer, sensors, or a light bulb that is burned out. Nonetheless, they should be demonstrated as functional by the seller.
- 6.3. We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Exterior (continued)

7. Sliding Glass Doors and Screens

Observations:

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

7.2. The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.



The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.

8. Windows

Observations:

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

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

8.3. The windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

8.4. This home has one or more Garden windows. These windows can be problematic if not monitored. Leaks are common due to design factors and we advise that it be monitored regularly to prevent moisture intrusion.

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

Exterior (continued)

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. One of the stair treads is loose, which could prove to be a trip-hazard and should be serviced.

9.4. The handrail on the rear steps is not secure and may represent a safety hazard, and should be serviced.



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.

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.

Exterior (continued)



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The handrail on the rear steps is not secure and may represent a safety hazard, and should be serviced.

Exterior (continued)

10. Fences and Gates

Observations:

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

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

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

10.4. Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

10.5. Portions of the fences or gates are dry rot or termite damaged, which should be evaluated by a termite inspector. However, you may wish to confirm that fences and gates are included in the termite inspection.

10.6. Portions of this property are not fenced or otherwise enclosed, to provide security for children or animals.

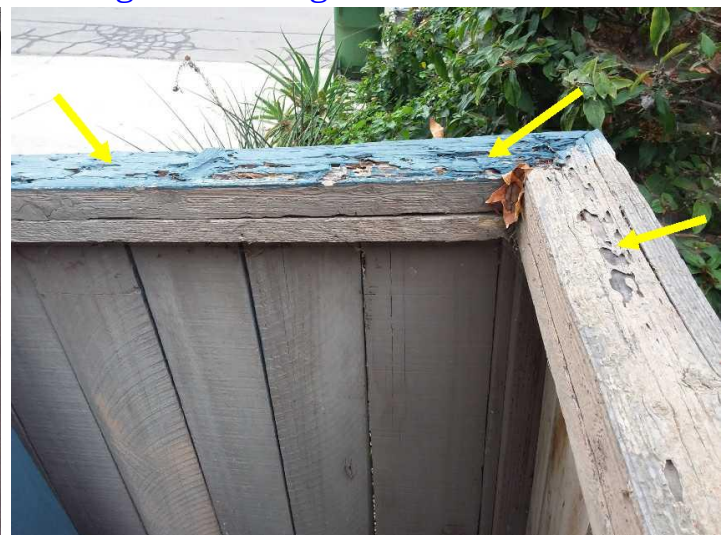
10.7. Removing the soil from the bottom of the fences will extend their life.

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

10.9. Some of the gate hardware is missing or damaged and the gate will not latch.



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



Portions of the fences or gates are dry rot or termite damaged, which should be evaluated by a termite inspector. However, you may wish to confirm that fences and gates are included in the termite inspection.

Exterior (continued)

11. Yard and Retaining Walls

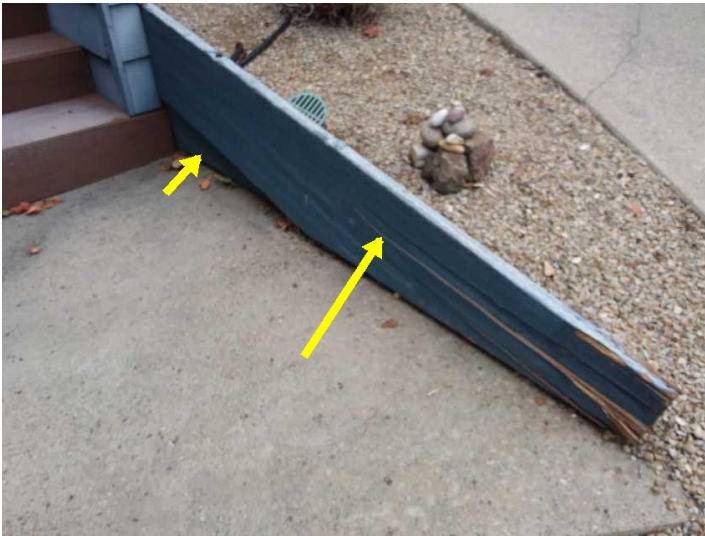
Observations:

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

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

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

11.4. The yard walls at the front are leaning but stable at this time. However we recommend that you have a licensed specialist such as a block mason or structural engineer to evaluate this issue.



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



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Exterior (continued)



The yard walls at the front are leaning but stable at this time. However we recommend that you have a licensed specialist such as a block mason or structural engineer to evaluate this issue.



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



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

12. Landscaping

Observations:

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

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

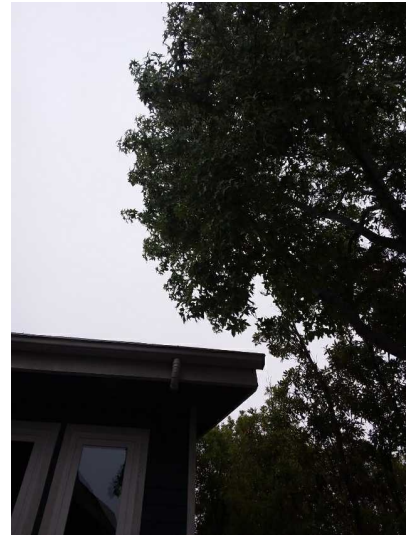
12.3. Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

12.4. A tree that is adjacent to the foundation should be monitored for any growth that might affect the 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.



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

13. Decks

Observations:

13.1. The deck is in acceptable condition, and should be maintained, and periodically sealed if wooden deck boards are present.

14. Guardrails

Observations:

14.1. The rear guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.

14.2. The front balcony/deck 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.

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

14.4. 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.

14.5. 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.

14.6. Sections of the guardrail are not secure, and should be serviced.

Exterior (continued)

The front balcony/deck 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.



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.



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Exterior (continued)

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The rear guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.



The rear guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.



Sections of the guardrail are not secure, and should be serviced.

Exterior (continued)

15. Patio Room

Observations:

15.1. The Patio room is located adjacent to the dining room.

15.2. The patio room appears to have been remodeled or part of an addition. If so, 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.

15.3. The lights are functional.

15.4. The door striker plate needs to be adjusted for the striker pin to engage.

15.5. The deadbolt on the exterior door does not engage easily, and should be repaired or replaced.

15.6. The door threshold has cosmetic damage that you should view for yourself.



The door threshold has cosmetic damage that you should view for yourself.

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 $\frac{1}{4}$ " 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 rear and left side exterior.

1.4. The crawlspace is accessible and in acceptable condition.

1.5. Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.

1.6. There are stains or moisture damage to the sub-floor beneath the residence. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resulting damage to the intermediate floor framing.

1.7. The foundation is raised, bolted and built to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural or seismic standards.

1.8. The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

1.9. The electrical components that are visible within the crawlspace appear to be in acceptable condition.

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 a crawlspace can be difficult to detect until significant damage is evident elsewhere.

Foundation Comments (continued)

1.11. Ventilation of the foundation crawlspace is conventional and should be adequate.

1.12. The floor insulation is in acceptable condition.



Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.



There are stains or moisture damage to the sub-floor beneath the residence. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resulting damage to the intermediate floor framing.



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Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.

Roofing

1. Roof Gutters

Observations:

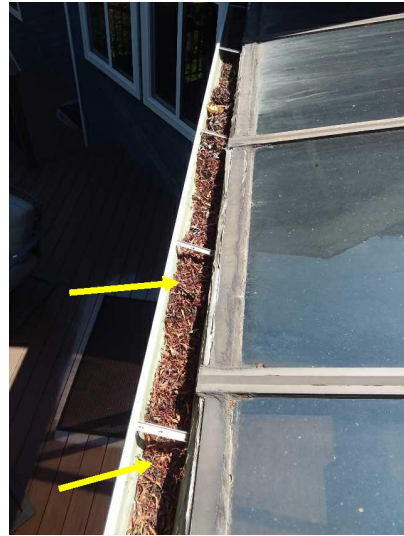
1.1. The roof gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

1.2. Some of the gutters need to be cleaned to drain properly.

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



Some of the gutters need to be cleaned to drain properly.



Some of the gutters need to be cleaned to drain properly.

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 commonest 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 besides 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. This 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 that 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. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

2.4. The roofing material has been improperly installed with exposed fasteners and should be monitored closely for leaks.

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

2.6. The roof flashings are in acceptable condition.

2.7. The roof is approaching the end of its serviceable life, and should be evaluated by a licensed roofing contractor, because it could leak and the cost of replacing it could affect your evaluation of the property.

2.8. The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.

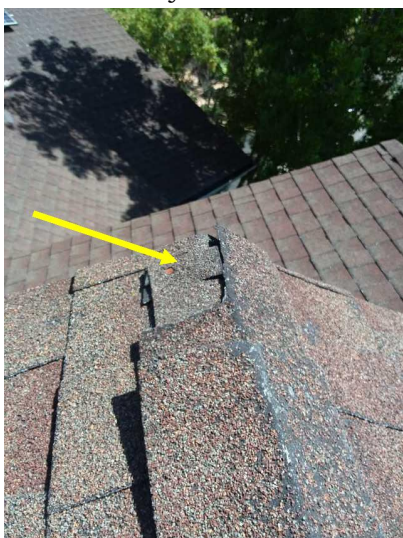
Roofing (continued)



The roofing material has been improperly installed with exposed fasteners and should be monitored closely for leaks.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.

Roofing (continued)



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.



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

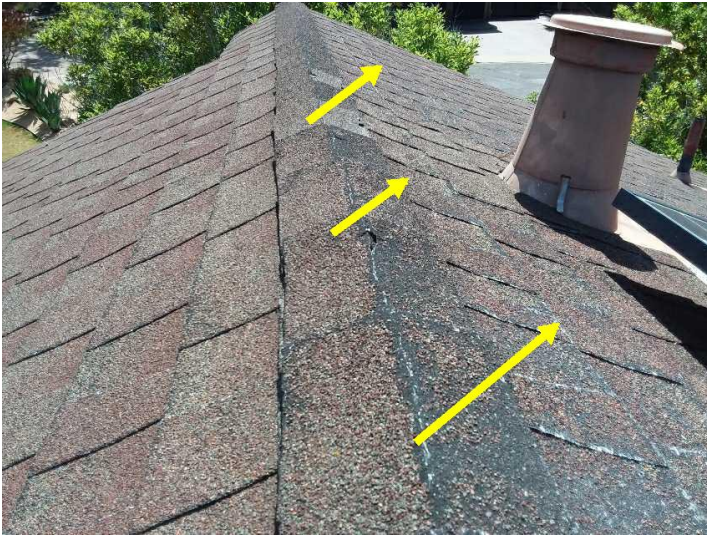


The roof is approaching the end of its serviceable life, and should be evaluated by a licensed roofing contractor, because it could leak and the cost of replacing it could affect your evaluation of the property.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.

Roofing (continued)



The southside roof is approaching the end of its serviceable life, and should be evaluated by a licensed roofing contractor, because it could leak and the cost of replacing it could affect you evaluation of the property.



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

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. There is no damper in the chimney flue to prevent energy from being lost up the chimney, and you should consider having one installed.

1.4. There is no gas supply to the fireplace, but which is not mandated.

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

1.6. The chimney flue is due for cleaning. The chimney flue need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated or cleaned by a specialist.

1.7. The fireplace glass doors are functional.

1.8. The fireplace hearth is in acceptable condition.

1.9. The fireplace mantle is in acceptable condition.

1.10. The crown which is designed to seal the space between the flue liner and the chimney wall and shed rainwater, is in acceptable condition.

1.11. A functional spark arrestor and a weather-cap are in place on the chimney.

1.12. The chimney walls appear to be in acceptable condition.

1.13. The chimney is wider than thirty inches and does not have a cricket, or raised metal component, to divert water around it, which is typically mandated, and therefore this area will need to be monitored and kept clean.

Fireplace (continued)



The chimney is wider than thirty inches and does not have a cricket, or raised metal component, to divert water around it, which is typically mandated, and therefore this area will need to be monitored and kept clean.

Plumbing Components

1. General Plumbing Comments

Observations:

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



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

Plumbing Components (continued)

2. Water Supply Comments

Observations:

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

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

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

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

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



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



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

Plumbing Components (continued)

3. Gas Service Information

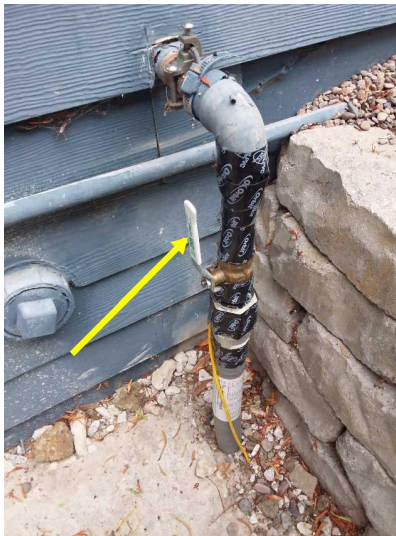
Observations:

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 left 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 left 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

4.3. A hose bib at the rear has a missing or broken handle, which should be replaced. However, we may not have located and tested every hose bib on the property.

Plumbing Components (continued)



A hose bib at the rear has a missing or broken handle, which should be replaced. However, we may not have located and tested every hose bib on the property.

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 crawlspace.

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. A re-circulating pump is presently installed that we do not evaluate. We recommend that the sellers verify that it is functional.

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

5.7. The vent pipe is functional.

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

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

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

5.11. The condensate drainpipe discharges correctly outside the residence.

Plumbing Components (continued)



The residence is served by a tankless water heater located in the crawlspace.

6. Waste and Drain Systems

Observations:

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

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

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

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

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

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

1.12. The main electrical panel is grounded to foundation steel, known also as a UFER ground.

Electrical Service Panels (continued)



15 panels on middle roof



5 panels on front roof

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located in the garage.

2.3. The electrical sub panel has no visible deficiencies.

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

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

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

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

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

2.9. The circuit breakers have no visible deficiencies.

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

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. A wall light did not respond and should be serviced.



A wall light did not respond and should be serviced.

2. Living Room

Observations:

2.1. The living room is located adjacent to the dining room.

2.2. Walls/ceilings have cosmetic damage that you should view for yourself.

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

2.4. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

2.5. The deadbolt on the exterior door does not engage easily, and should be repaired or replaced.

Interior Space (continued)



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

3. Dining Room

Observations:

- 3.1. The dining room is located adjacent to the kitchen.
- 3.2. We have evaluated the Dining room, and found it to be in acceptable condition.
- 3.3. The lights are functional.

4. Office

Observations:

- 4.1. The Office is located adjacent to the upstairs hallway.
- 4.2. The lights are functional.
- 4.3. Walls/ceilings have cosmetic damage that you should view for yourself.
- 4.4. There is a stain on the wall that should be explained or explored further.
- 4.5. The floor is worn or cosmetically damaged, which you should view for yourself.
- 4.6. It would be prudent to add a door stop at the door to protect the wall that it opens into.

Interior Space (continued)



There is a stain on the wall that should be explained or explored further.

5. Breakfast-Dining Area

Observations:

- 5.1. The breakfast/dining area is located adjacent to the kitchen.
- 5.2. We have evaluated the breakfast-dining room, and found it to be in acceptable condition.
- 5.3. The lights are functional.

6. Upstairs Hallway

Observations:

- 6.1. This hallway leads to the Master Bedroom.
- 6.2. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.
- 6.3. A ceiling light does not respond, and should be serviced.
- 6.4. Walls/ceilings have cosmetic damage that you should view for yourself.
- 6.5. There is a moisture stain on the ceiling that should be explained or explored further.

Interior Space (continued)



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



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

7. Downstairs Hallway

Observations:

- 7.1. This hallway leads to guest bedroom 2-4.
- 7.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 7.3. The smoke detector responded to the test button, but should be checked periodically.
- 7.4. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.
- 7.5. The lights are functional.
- 7.6. Walls/ceilings have cosmetic damage that you should view for yourself.
- 7.7. There has been a drywall/plaster repair that should be explained by the seller.

8. Loft Observations

Observations:

- 8.1. The loft is located at the top of the stairs adjacent to the office.
- 8.2. There is no smoke detector which is mandated in this jurisdiction and should be installed.

Interior Space (continued)

9. Stairs

Observations:

9.1. We have evaluated the stairs and landing, and found them to be in acceptable condition.

9.2. The Guardrail at the top of the stairs is not the recommended 42 inches high when the standing surface is more than 30 inches below.

9.3. The balusters in the stair or guardrails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

9.4. The lights are functional.

9.5. There is no handrail within the living room stairwell which is required by current standards and should be installed.



The balusters in the stair or guardrails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.



The Guardrail at the top of the stairs is not the recommended 42 inches high when the standing surface is more than 30 inches below.

Interior Space (continued)



There is no handrail within the living room stairwell which is required by current standards and should be installed.



The Guardrail at the top of the stairs is not the recommended 42 inches high when the standing surface is more than 30 inches below.

10. Upper Stairs

Observations:

10.1. The ladder leading to the loft does not meet accepted standards and should be considered unsafe for normal use as a stairway.

10.2. The width of the stairway is less than 36 inches, which could indicated that it was probably installed without permit.

10.3. The balusters in the stair or guard rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

10.4. The treads or risers are unequal in depth or height, and could prove to be a trip hazard. The rise should not be less than 4 inches, nor greater than 7 3/4 inches, and the treads should not be less than 11 inches. In addition, the dimensions of the treads and the risers should not exceed 3/8 of an inch of the smallest on the entire run of the stairs.

10.5. The lights are functional.

10.6. The Guardrail at the top of the stairs is not the recommended 42 inches high when the standing surface is more than 30 inches below.

Interior Space (continued)



The width of the stairway is less than 36 inches, which could indicate that it was probably installed without permit.



The treads or risers are unequal in depth or height, and could prove to be a trip hazard. The rise should not be less than 4 inches, nor greater than 7 3/4 inches, and the treads should not be less than 11 inches. In addition, the dimensions of the treads and the risers should not exceed 3/8 of an inch of the smallest on the entire run of the stairs.



The Guardrail at the top of the stairs is not the recommended 42 inches high when the standing surface is more than 30 inches below.



The balusters in the stair or guard rails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the end of the upstairs hallway.
- 1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 1.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 1.4. The closet door rubs and needs to be serviced to open and close smoothly.
- 1.5. Walls/ceilings have cosmetic damage that you should view for yourself.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the end of the downstairs hall to the right.
- 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.

3. Bedroom 3

Observations:

- 3.1. This bedroom is in the middle of the downstairs hallway.
- 3.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 3.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 3.4. Closet doors are missing and you may wish to have it installed.
- 3.5. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

Bedrooms (continued)



Closet doors are missing and you may wish to have it installed.



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

4. Bedroom 4

Observations:

- 4.1. This bedroom is located at the end of the downstairs hall to the left.
- 4.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 4.3. Closet doors are missing and you may wish to have it installed.



Closet doors are missing and you may wish to have it 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. The counter top is functional.

4. Electrical Components

Observations:

4.1. The lights are functional.

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

4.3. There is no outlet serving the island, which is mandated by current standards, and should have ground fault protection.



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

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.
- 6.2. The garbage disposals rubber curtain is deteriorated or missing, and is needed to prevent items from entering, and should be replaced.



The garbage disposals rubber curtain is deteriorated or missing, and is needed to prevent items from entering, and should be replaced.

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.

8. Exhaust Fan

Observations:

- 8.1. The exhaust fan or downdraft is functional.

Kitchen (continued)

9. Gas Range & Cook Top

Observations:

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

9.2. Burner(s) on the range did not light and should be serviced.



Burner(s) on the range did not light and should be serviced.

10. Built-in Ovens

Observations:

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

Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. This bathroom is a full and is located adjacent to the master bedroom.
- 1.2. The cabinets have typical, cosmetic damage.
- 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 garage.
- 1.8. The lights are functional.
- 1.9. The exhaust fan is functional.
- 1.10. The toilet is functional.
- 1.11. The toilet is identified as being a low flush type. 1.28gpf
- 1.12. The shower is functional and the showerhead is 1.75 gpm.
- 1.13. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 1.14. We do not evaluate steam showers as part of our service, and recommend that you have the sellers demonstrate it before the close of escrow.
- 1.15. The tub is functional.
- 1.16. A window lock is missing, or needs to be serviced, to be functional.
- 1.17. The ceiling heat lamp is functional.

Bathrooms (continued)



A window lock is missing, or needs to be serviced, to be functional.

2. Upstairs Hallway Bathroom

Observations:

- 2.1. This bathroom is a three-quarter and located adjacent to the upstairs hallway.
- 2.2. The cabinets are in acceptable condition.
- 2.3. The sink countertop is functional.
- 2.4. The sink is functional.
- 2.5. The sink faucet and its components are functional.
- 2.6. The trap and drain are functional.
- 2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.
- 2.8. The lights are functional.
- 2.9. The exhaust fan is functional.
- 2.10. The toilet is functional.
- 2.11. The toilet is identified as being a low-flush type. 1.28gpf
- 2.12. The tub is functional.

Bathrooms (continued)

3. 1st Guest Bathroom

Observations:

- 3.1. This bathroom is a three-quarter and is located adjacent to the downstairs hallway.
- 3.2. The cabinets are in acceptable condition.
- 3.3. The sink countertop is functional.
- 3.4. The bathroom sinks are functional.
- 3.5. The sink faucets are loose, and should be secured.
- 3.6. The trap and drain are functional.
- 3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.
- 3.8. The wall light does not respond and should be serviced.
- 3.9. The fan is functional.
- 3.10. The toilet is functional.
- 3.11. The toilet is identified as being a low-flush type. 1.28gpf
- 3.12. The shower is functional and the showerhead is 1.75 gpm.
- 3.13. 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.



The wall light does not respond and should be serviced.

Bathrooms (continued)

4. 2nd Guest Bathroom

Observations:

- 4.1. This bathroom is a three-quarter and is located adjacent to the bedroom 2.
- 4.2. The cabinets are in acceptable condition.
- 4.3. The sink countertop is functional.
- 4.4. The sink is functional.
- 4.5. The sink faucet and its components are functional.
- 4.6. The trap and drain are functional.
- 4.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.
- 4.8. The lights are functional.
- 4.9. The exhaust fan is functional.
- 4.10. The toilet is functional.
- 4.11. The toilet is identified as being a low-flush type. 1.28gpf
- 4.12. The shower is functional and the showerhead is 1.75 gpm.
- 4.13. 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.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within the garage.
- 1.2. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.
- 1.3. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.
- 1.4. There is no gas supplied to the laundry area. Please consult with a licensed plumber regarding bringing gas into this area for a gas dryer.
- 1.5. The outlets that were tested are functional.
- 1.6. The 220 volt receptacle is functional but is 3 prong. New electric dryers have a 4 prong appliance cord and may need to upgrade or adapt to this connection.
- 1.7. The lights are functional.
- 1.8. The cabinets are functional, and do not have any significant damage.
- 1.9. The floor is worn or cosmetically damaged, which you should view for yourself.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the crawlspace.
- 1.2. 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.
- 1.3. Insulation is in contact with the vent pipe and should be removed to a minimum of three inches away.
- 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. There is no air filter within the heating system, which should be installed.
- 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 ducts are a fairly modern flexible type that are comprised of a clear inner liner and an outer plastic shell that contains fiberglass insulation. However, the outer shell has been found to be susceptible to ultra-violet contamination, which causes the outer shell to deteriorate and, therefore, should be monitored.
- 1.11. Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.
- 1.12. The ducts are rigid metal type that are insulated with fiberglass.
- 1.13. The flexible ducts in the crawlspace are in contact with the soil and should be a minimum of 4" off the ground. The plastic covering will deteriorate when in contact with the soil.
- 1.14. The registers are reasonably clean and functional.
- 1.15. Because the registers are mounted on the floor and the home is furnished, we may not have located all of them.
- 1.16. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.

Heating & Air conditioning (continued)



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



Serial number W0G5532604 - manufactured 2005



Insulation is in contact with the vent pipe and should be removed to a minimum of three inches away.



Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.

Heating & Air conditioning (continued)



Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.



Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.



The flexible ducts in the crawlspace are in contact with the soil and should be a minimum of 4" off the ground. The plastic covering will deteriorate when in contact with the soil.

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 loft.

1.3. We evaluated the attic by direct access.

1.4. There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.

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

1.6. A light in the attic does not respond, and should be serviced.

1.7. The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

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

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

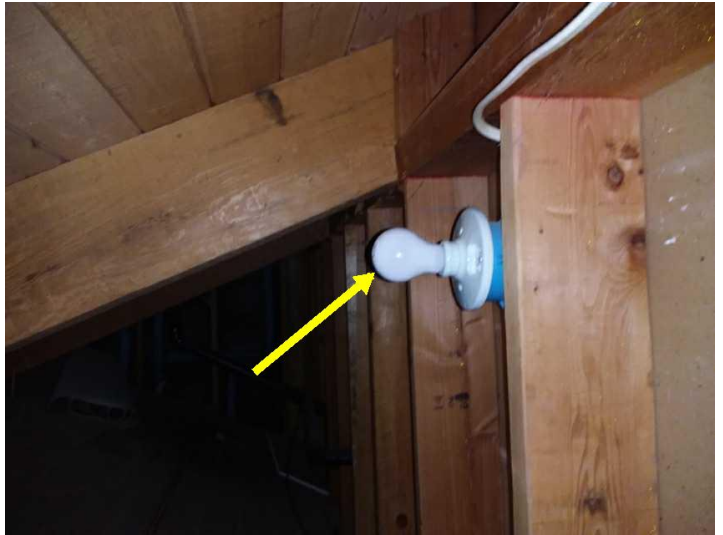
1.10. The drainpipe vents that are fully visible are in acceptable condition.

1.11. The attic floor is insulated with approximately six-inches or more of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

Attics (continued)



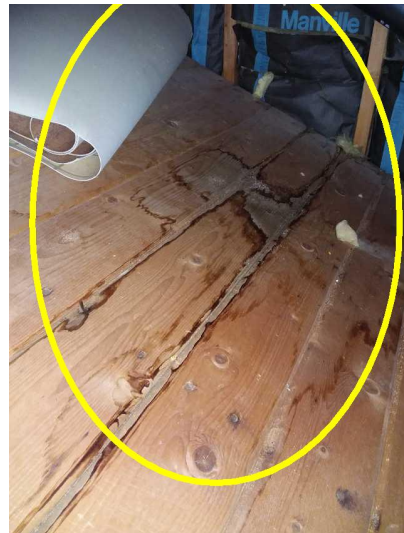
There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.



A light in the attic does not respond, and should be serviced.



There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.



There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.

Garages

1. Double-Car Garage

Observations:

- 1.1. The door rubs and needs to be serviced to open and close smoothly.
- 1.2. The garage side door is functional but not weather sealed.
- 1.3. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 1.4. 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.
- 1.5. The garage is too full to permit a clear view of the entire slab and other components of the garage.
- 1.6. The slab floor has been covered, which conceals any damage or deterioration that might be present.
- 1.7. 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.
- 1.8. The firewall separating the garage from the residence is functional.
- 1.9. There has been a drywall/plaster repair that should be explained by the seller.
- 1.10. The walls are sheathed and in acceptable condition however they have cosmetic damage you should view for yourself.
- 1.11. Some outlets that were tested are functional, and include ground-fault protection.
- 1.12. The lights are functional, and do not need service at this time.
- 1.13. The garage door and its hardware are functional.
- 1.14. The garage door opener is functional.
- 1.15. The automatic opener is missing its light cover and you may wish to have one installed.
- 1.16. The garage door opener is on the GFCI circuit which is not recommended and you may wish to have changed.
- 1.17. The garage door opener light bulb did not respond when the auto-reverse mechanism was activated, which should be serviced. This is important because it typically is the only light on when pulling into the garage at night.
- 1.18. The laundry sink is functional, and does not need service at this time.
- 1.19. The laundry sink faucet is functional.

Garages (continued)

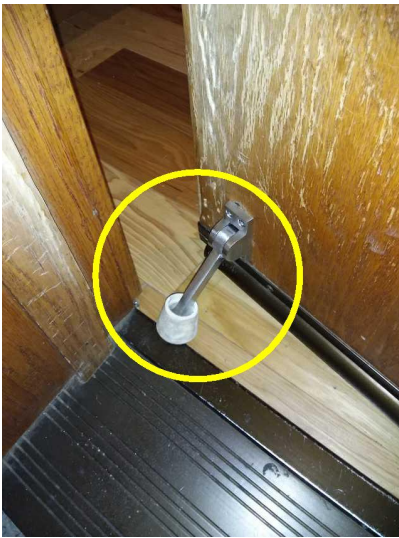
1.20. The valves and connector below the sink are functional.

1.21. The trap and drain lines below the laundry room sink are functional.

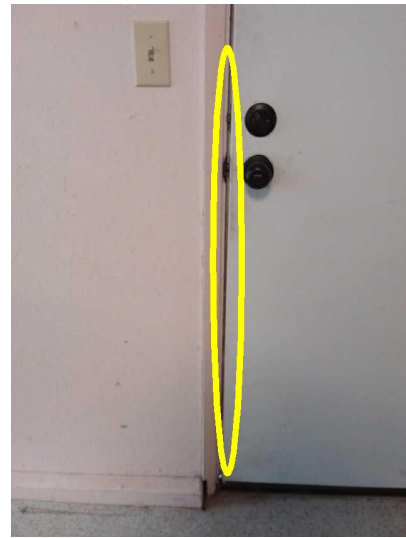
1.22. The house entry door is not a fire rated, self-closing and LATCHING door, which should be serviced.

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

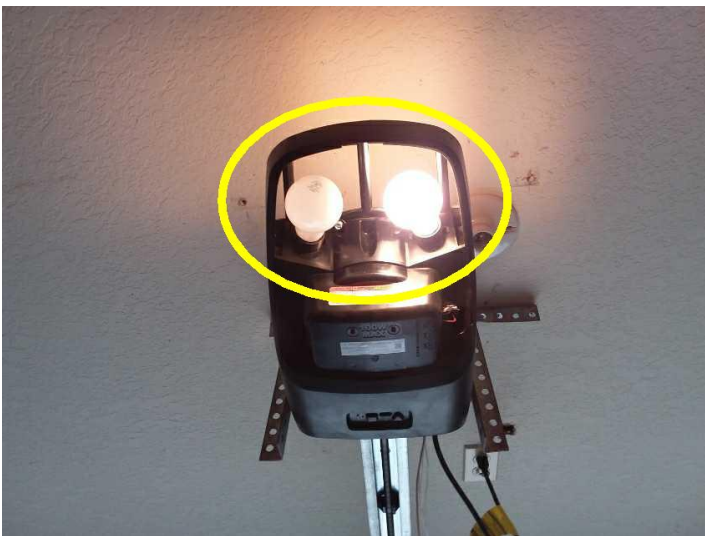
1.24. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component.



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



The garage side door is functional but not weather sealed.



The automatic opener is missing its light cover and you may wish to have one installed.



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