

Cornerstone Inspection

Property Inspection Report



309 Binscarth Rd, Baywood-Los Osos, CA 93402

Inspection prepared for: Carol Comeau John Roser

Real Estate Agent: Kelly Vandenheuvel - Central Coast Property Sales

Date of Inspection: 8/10/2026 Time: 9:00 AM

Age of Home: 1977 Size: 1560

Weather: Overcast/Clear

Order ID: 14014

Inspector: Peter Ruiz

CREIA #167160

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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 7 Item: 3	Pool/Spa	3.6. The requirements of 'two of the seven drowning safety features' as required by the Swimming Pool Safety Act as updated by SB 552, do not apply to Spas or hot tubs with locking type covers complying with ASTM International F1346 standard. We cannot confirm the hot tub cover meets this standard. We recommend further evaluation by a qualified licensed swimming pool specialist and service or correct and required to meet current safety standards.
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Exterior

Page 10 Item: 6	Electrical Components	6.5. The exterior outlets are functional, but should be upgraded to have ground-fault protection.
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Plumbing Components

Page 24 Item: 4	Gas Water Heater Comments	4.12. The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.
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Interior Space

Page 29 Item: 2	Living Room	2.5. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.
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Kitchen

Page 32 Item: 4	Electrical Components	4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. 4.3. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.
Page 34 Item: 10	Gas Range & Cook Top	10.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

Bathrooms

Page 35 Item: 1	Master Bathroom Observations	1.14. The outlets are functional, but should be upgraded to have ground-fault protection.
Page 36 Item: 2	Hallway Bathroom	2.13. The outlets are functional, but should be upgraded to have ground-fault protection.
Page 37 Item: 3	1st Guest Bathroom	3.12. The outlets are functional, but should be upgraded to have ground-fault protection.

Garages

Page 41 Item: 1	Double-Car Garage	1.13. The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence. These include the plastic laundry plumbing box and the heat register. 1.14. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
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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 partially 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 disclosure 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. We do not inspect window coverings as a part of our service.

1.6. The home appears to have been recently painted. Because of this, stains, defects or other issues may be concealed from view. Please thoroughly review all disclosures, especially the seller's disclosure, and question any issues that could be present but concealed.

1.7. 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.

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

2. Environmental Comments

Observations:

2.1. Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants. If this is a concern, you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

2.2. The carbon-monoxide detectors responded to the test button, but should be checked periodically.

2.3. 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.

Site and Other Comments (continued)

3. Pool/Spa

Observations:

3.1. We do not evaluate pools or spas as part of our inspection service. Therefore, you should have a pool/spa contractor evaluate them before the close of escrow, and you should be aware of local ordinances governing pool and spa safety.

3.2. We do not verify any testing agency listing or approval, effectiveness, adequacy, compliance with local or other regulations or for proper installation or function of pool or spa barrier systems. California Health and Safety lists 7 systems with at least 2 recommended for proper safety. The property currently has 0 of the 7 safety barriers.

3.3. For pool safety we recommend you follow the California safety requirements at:

<http://www.cdph.ca.gov/HealthInfo/environhealth/water/Documents/RecHealth/SwimmingPoolSafetyAct.pdf>

3.4. The pool does not include two of the seven drowning safety features as required by the Swimming Pool Safety Act as updated by SB 552. We recommend a qualified licensed pool contractor familiar with the recent changes in SB 552 evaluate and make the required improvements to meet this new standard.

For pool safety we recommend you follow the California safety requirements at:

<http://www.cdph.ca.gov/HealthInfo/environhealth/water/Documents/RecHealth/SwimmingPoolSafetyAct.pdf>

Site and Other Comments (continued)

3.5. The seven drowning safety features identified in SB 552 are:

- 1-A pool enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- 2-Removable mesh fencing that meets the ASTM International F2286 standard in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- 3-A manually operated or power-operated safety pool cover that is accompanied by a label verifying that the cover meets the specifications of the ASTM International F1346-23 standard.
- 4-Exit alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa without any intervening enclosure. Whenever any door or window is opened or left ajar, exit alarms shall make either an audible, continuous alarm sound or a repeating verbal warning, such as a notification that "the door to the pool is open." An exit alarm may be battery operated or connected to the electrical wiring of the building.
- 5-A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
- 6-An alarm in good repair and operable as designed that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM International F2208 standard that includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- 7- Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM International, the American Society of Mechanical Engineers, or another nationally recognized standards development organization, and the feature is accompanied by a label verifying that the protection meets those standards.

The requirements are not satisfied by any of the following:

- (1) An exit alarm and a self-closing, self-latching device on the same door.
- (2) An exit alarm and a door latch on separate doors.
- (3) A safety pool cover and a surface alarm designed for detection of accidental or unauthorized entrance.

Note: A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention safety feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics Policy Statement, "Prevention of Drowning," published in 2019.

3.6. The requirements of 'two of the seven drowning safety features' as required by the Swimming Pool Safety Act as updated by SB 552, do not apply to Spas or hot tubs with locking type covers complying with ASTM International F1346 standard. We cannot confirm the hot tub cover meets this standard. We recommend further evaluation by a qualified licensed swimming pool specialist and service or correct and required to meet current safety standards.

Site and Other Comments (continued)



The requirements of 'two of the seven drowning safety features' as required by the Swimming Pool Safety Act as updated by SB 552, do not apply to Spas or hot tubs with locking type covers complying with ASTM International F1346 standard. We cannot confirm the hot tub cover meets this standard. We recommend further evaluation by a qualified licensed swimming pool specialist and service or correct and required to meet current safety standards.

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.

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 appears to be adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space.

2.4. 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 plumbing service.

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with a combination of stucco 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 (30 cm) away from the home.

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

3.4. 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 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.

5. Wood Trim, Facia and Eave

Observations:

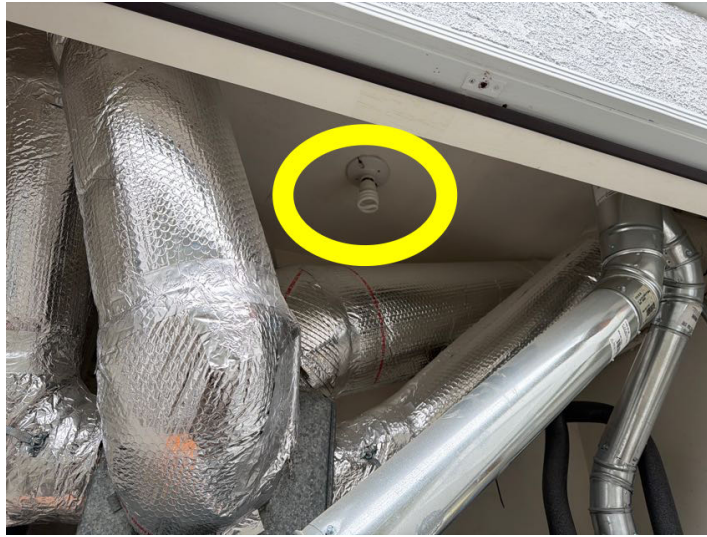
- 5.1. The fascia board and trim have been recently painted, and are in acceptable condition.

6. Electrical Components

Observations:

- 6.1. 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.
- 6.2. A light is missing its globe or cover and should be serviced.
- 6.3. The lights outside the doors of the residence are functional.
- 6.4. 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.
- 6.5. The exterior outlets are functional, but should be upgraded to have ground-fault protection.

Exterior (continued)



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

7. Sliding Glass Doors and Screens

Observations:

- 7.1. The sliding glass doors are tempered and in acceptable condition.
- 7.2. A slider screen is damaged, and you may wish to have it repaired or replaced.
- 7.3. A slider screen is missing, and you may wish to have it replaced.

Exterior (continued)

8. Windows

Observations:

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

8.2. Dual-pane windows are present that 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.

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 these type of windows be monitored regularly to prevent moisture intrusion.

8.5. There are one or more windows with a broken hermetic seal, identified within the report. Such windows should be replaced to improve energy efficiency. Hermetic seal failure is often difficult to identify. We recommend that an experienced window specialist evaluate all the windows, who may very well identify other defective windows.

8.6. One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

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



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 these type of windows be monitored regularly to prevent moisture intrusion.

Exterior (continued)

9. Fences and Gates

Observations:

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

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

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



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

10. Yard and Retaining Walls

Observations:

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

10.2. The stacked masonry or natural stone yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.

Exterior (continued)



The stacked masonry or natural stone yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.

11. Landscaping

Observations:

11.1. 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.

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

12. Balconies

Observations:

12.1. We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked.

12.2. The balconies are in acceptable condition.

12.3. The balcony 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 thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

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

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

12.6. The balcony soffit is not vented, as recommended by current standards. We recommend having an evaluation by a qualified tradesperson.

Exterior (continued)



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



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



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



The balcony 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 thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Exterior (continued)



The balcony soffit is not vented, as recommended by current standards. We recommend having an evaluation by a qualified tradesperson.

13. Decks

Observations:

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

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both of these improvements. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture nor lift carpeting and/or padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built (or move) out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, under which most authorities regard being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4 inch and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage. If they are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but our recommendation should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. The slab is typical with no visible structural abnormalities.

Roofing

1. Roof Gutters

Observations:

1.1. The gutters need to be cleaned to drain properly.

1.2. We have noted that one or more downspouts enter into underground drains, but we cannot confirm their termination points. You should check with the seller to verify the location of the termination points, and check the points to see if they are clear and clean.

1.3. Some downspouts are missing or need to be reconnected, and should be serviced.

1.4. We recommend that you install gutter guards to restrict leaves and other debris from entering the gutter system, which could restrict proper drainage.

Roofing (continued)



Some downspouts are missing or need to be reconnected, and should be serviced.

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 composition shingle roof appears to be approximately ten to twelve years old. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal the roofs' exact age as well as any warranty or guarantee that might be applicable.

2.5. The composition shingle roof is in acceptable condition, but it will need to be kept clean and should be inspected annually. However, 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.

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

2.7. 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.

Roofing (continued)



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.

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 fireplace has been modified with an insert that we do not have the expertise to evaluate. We recommend you consult with the sellers if the insert was professionally installed, or if a permit was acquired.
- 1.3. The ornamental gas log fire is functional.
- 1.4. We were unable to view any part of the flue because of an installed insert.
- 1.5. The fireplace glass shield is functional but does not include a protective screen. A screen is required by current standards (2015), and we recommend having one installed for optimal safety.
- 1.6. The fireplace hearth is in acceptable condition.
- 1.7. The sheet metal chase cover, which is designed to seal the chimney wall and shed rainwater, is damaged, deteriorated, or rusted and should be serviced by a certified fireplace specialist.
- 1.8. A functional appliance heat vent is in place on the chimney/flue.
- 1.9. The chimney walls appear to be in acceptable condition.
- 1.10. The chimney flashings are in acceptable condition.



The ornamental gas log fire is functional.



The sheet metal chase cover, which is designed to seal the chimney wall and shed rainwater, is damaged, deteriorated, or rusted and should be serviced by a certified fireplace specialist.

Plumbing Components

1. Water Supply Comments

Observations:

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



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

Plumbing Components (continued)

2. Gas Service Information

Observations:

2.1. Natural gas is odorized in the manufacturing process. Should you smell the distinctive odor of natural gas or hear a hissing sound near a natural gas line or appliance, you should shut off the gas at the main and clear the area. Immediately 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.

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

2.3. The visible portions of the gas pipes appear to be in acceptable condition.

2.4. 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 the left side of the home, unit or building.

3. Irrigation and Hose Bibb Information

Observations:

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

3.2. 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)

4. Gas Water Heater Comments

Observations:

4.1. We were unable to verify the age or capacity of the water heater due to the seismic straps or the insulated blanket.

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

4.3. 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 are susceptible to damage due to the lack of use.

4.4. The water heater does not include an expansion tank, which is required by many jurisdictions when the water supply system includes a water pressure regulator. We recommend upgrading to meet this standard.

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

4.6. The vent pipe is functional.

4.7. The drain valve at the gas water heater has been capped, which could imply that the valve leaks and may need to be serviced.

4.8. The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not include a visible drainpipe to the exterior. Therefore, the water heater should be monitored periodically for signs of a leak.

4.9. We recommend adding a moisture sensor to the pan, which will alert to the presence of a water leak. Many of the sensors are wireless and can be controlled with home automation systems or virtual assistant apps.

4.10. The water heater appears to have adequate combustion-air.

4.11. The water heater is seismically secured.

4.12. The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

Plumbing Components (continued)



The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.



We were unable to verify the age or capacity of the water heater due to the seismic straps or the insulated blanket.



The drain valve at the gas water heater has been capped, which could imply that the valve leaks and may need to be serviced.

Plumbing Components (continued)

5. Waste and Drain Systems

Observations:

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

5.2. 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.

5.3. 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.

5.4. 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 right side 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 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.
- 1.6. The wiring in the main electrical panel has no visible deficiencies.
- 1.7. There are no visible deficiencies with the circuit breakers in the main electrical panel.
- 1.8. The main electrical panel is grounded to a water pipe.
- 1.9. We could not determine the point at which the electrical panel is secondarily grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. However, a water pipe ground may have been removed when the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded.



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

Electrical Service Panels (continued)

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located in the garage.

2.3. The electrical sub panel has no visible deficiencies.

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

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

2.6. The wiring in the sub panel has no visible deficiencies.

2.7. The circuit breakers have no visible deficiencies.

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



The sub panel is located in the garage.

Interior Space

1. Main Entry

Observations:

1.1. We have evaluated the main entry, and found it to be in acceptable condition.

Interior Space (continued)

2. Living Room

Observations:

2.1. The living room is located up the stairs straight ahead.

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

2.3. The ceiling fan is functional but out of balance and should be serviced so the fan operates smoothly.

2.4. There has been a drywall/plaster repair that should be explained by the seller.

2.5. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.



One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.



There has been a drywall/plaster repair that should be explained by the seller.

3. Dining Room

Observations:

3.1. The dining room is located adjacent to the kitchen.

3.2. 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.

4. Office

Observations:

4.1. The office is located adjacent to the living room.

4.2. 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.

4.3. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.



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)

5. Downstairs Hallway

Observations:

5.1. This hallway leads to the master bedroom and bedroom 2.

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

5.3. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.

6. Stairs

Observations:

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

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located at the end of the downstairs hallway to the left.

1.2. We have evaluated the master bedroom, and found it to be in acceptable condition.

1.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

Bedrooms (continued)

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the end of the downstairs hallway.
- 2.2. We have evaluated bedroom 2, 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.

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 kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age.

3. Countertop

Observations:

- 3.1. The counter top has typical damage, such as small cracks or scuffs which you should view for yourself.

4. Electrical Components

Observations:

- 4.1. The lights are functional.
- 4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
- 4.3. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.

Kitchen (continued)



One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.

5. Microwave Oven

Observations:

5.1. The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

6.3. There is rust, corrosion, or mineral encrustation on the fittings of the laundry water supply, which should be evaluated and serviced by a qualified plumbing contractor.

6.4. The trap and drain are functional.

Kitchen (continued)



There is rust, corrosion, or mineral encrustation on the fittings of the laundry water supply, which should be evaluated and serviced by a qualified plumbing contractor.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional.

9. Exhaust Fan

Observations:

9.1. The exhaust fan is closer than the recommended 24 inches and should be used with caution.

10. Gas Range & Cook Top

Observations:

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

10.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. The master bathroom is a full and is located adjacent to the master bedroom.
- 1.2. The cabinets are in acceptable condition.
- 1.3. The sink countertop is functional.
- 1.4. The sink is functional.
- 1.5. The mechanical sink stopper will need to be adjusted to engage.
- 1.6. The trap and drain are functional.
- 1.7. The lights are functional.
- 1.8. The exhaust fan is functional but should be cleaned to be effective.
- 1.9. The toilet is functional.
- 1.10. The toilet is identified as a low flush type, and is rated at 1.28 GPF.
- 1.11. The showerhead is 1.5 gpm.
- 1.12. One or more open seams in the tub/shower area need to be caulked or re-grouted to forestall moisture intrusion.
- 1.13. The shower faucet leaks around the stem while in use, and should be repaired by a qualified tradesperson.
- 1.14. The outlets are functional, but should be upgraded to have ground-fault protection.



One or more open seams in the tub/shower area need to be caulked or re-grouted to forestall moisture intrusion.



The shower faucet leaks around the stem while in use, and should be repaired by a qualified tradesperson.

Bathrooms (continued)

2. Hallway Bathroom

Observations:

2.1. The hallway bathroom is a three-quarter and is located adjacent to the hallway.

2.2. The cabinets are in acceptable condition.

2.3. There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

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 lights are functional.

2.8. The exhaust fan is functional.

2.9. The toilet is functional.

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

2.11. The shower is functional and the showerhead is 1.5 gpm.

2.12. 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.

2.13. The outlets are functional, but should be upgraded to have ground-fault protection.



There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

Bathrooms (continued)

3. 1st Guest Bathroom

Observations:

- 3.1. The 1st guest bathroom is a half and is located adjacent to the office.
- 3.2. The wall of the sink cabinet below a water valve is functional but moisture damaged, which could indicate a leak, and should be evaluated by a qualified tradesperson.
- 3.3. There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.
- 3.4. There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.
- 3.5. The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.
- 3.6. The sink faucet and its components are functional.
- 3.7. The trap and drain are functional.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional but should be cleaned to be effective.
- 3.10. The toilet is functional.
- 3.11. The toilet is identified as a low flush type, and is rated at 1.28 GPF.
- 3.12. The outlets are functional, but should be upgraded to have ground-fault protection.



The wall of the sink cabinet below a water valve is functional but moisture damaged, which could indicate a leak, and should be evaluated by a qualified tradesperson.



There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

Bathrooms (continued)



There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.



The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within the garage.
- 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. 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.
- 1.5. A gas supply valve is installed, but needs an approved connector that attaches the gas to the dryer. If the supply is not in use the gas valve should be capped.
- 1.6. The outlets that were tested are functional.
- 1.7. The 220 volt receptacle is functional.
- 1.8. The 220 volt receptacle is a 3 prong type. New electric dryers have a 4 prong appliance cord and you may need to upgrade or adapt to this connection.

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 A230216980 - Manufactured 2023
- 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 vent pipe is functional.
- 1.6. The gas valve and connector are in acceptable condition.
- 1.7. The combustion-air vents for the gas furnace are functional.
- 1.8. 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.
- 1.9. The circulating fan is clean and functional.
- 1.10. The thermostat is functional.
- 1.11. 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.
- 1.12. Significant portions of the supply ducts are concealed and cannot be viewed.
- 1.13. 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 A230216980 - Manufactured 2023

Garages

1. Double-Car Garage

Observations:

1.1. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

1.2. The 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.

1.3. There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

1.4. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

1.5. The lights are functional, and do not need service at this time.

1.6. The garage door and its hardware are functional.

1.7. The garage door opener is functional but noisy, and may need service.

1.8. The laundry sink is functional, and does not need service at this time.

1.9. The laundry sink faucet is functional.

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

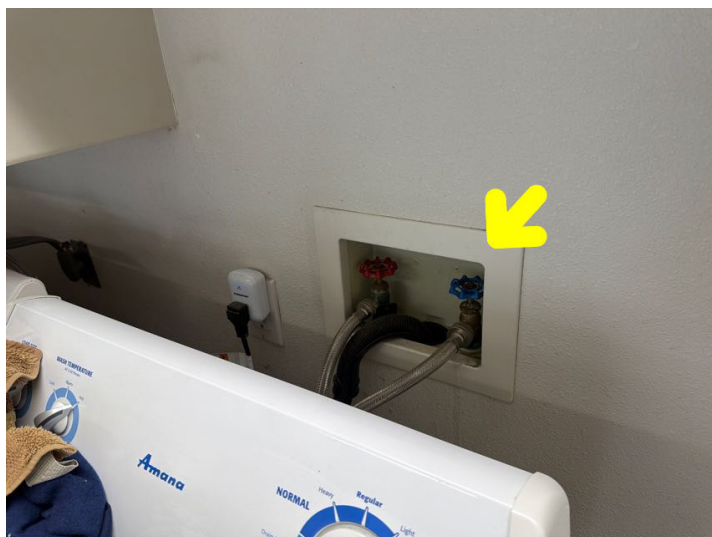
1.11. The trap and drain lines below the laundry sink are functional.

1.12. One or more of the windows do not roll smoothly and will need service, such as cleaning, lubricating or adjusting the hardware.

1.13. The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence. These include the plastic laundry plumbing box and the heat register.

1.14. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Garages (continued)



The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence. These include the plastic laundry plumbing box and the heat register.



The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence. These include the plastic laundry plumbing box and the heat register.