

Cornerstone Inspection

Property Inspection Report



1476 Vista Tesoro Place, Nipomo, CA 93444

Inspection prepared for: Jason Bell

Real Estate Agent: -

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

Age of Home: 2016 Size: 2181

Inspector: Gus Vasquez

Order ID: 14016

CREIA 155505

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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a qualified licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. The observations and opinions expressed within this report are those of Cornerstone Inspection, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the California Real Estate Inspection Association (CREIA), and those that we do not inspect are clearly disclaimed in the report, contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Photos displayed within the report may only illustrate an example of the issue being reported. More issues or defects may exist that will be discovered by a specialist retained to evaluate the specific issue. Locations of various components identified within the report such as "left" or "right" side, "front" or "rear" of the property are described from the perspective of facing the front door. Please use the photo, if one, on the cover page of this report to define the "front" of the home.

This report is the exclusive property of Cornerstone Inspection, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

On this page you will find, in **RED**, a brief summary of any critical concerns of the inspection, as they relate to Health & Safety, or could be costly to repair. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenance or recommend upgrade items will be in **BLUE**.

Informational comments will be in typical black lettering. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the home has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

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

Exterior

Page 8 Item: 6	Electrical Components	6.7. An outlet at the rear is damaged or has a scorch mark on it and should be evaluated and serviced by a licensed electrical contractor.
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Roofing

Page 12 Item: 2	Concrete Tile Observations	2.5. There are a few loose tiles. Some of have exposed the waterproof membrane, which is subject to deterioration and will lead to leaks, if not serviced. We recommend further evaluation of the roof and serviced as required. 2.6. Some roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing's on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.
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Interior Living Space

Page 19 Item: 3	Office	3.2. One or more outlet covers is missing and should be installed.
Page 20 Item: 6	Great Room	6.3. One or more outlet covers is missing and should be installed.

Kitchen

Page 22 Item: 5	Microwave Oven	5.1. The built-in microwave does not respond, and should be serviced or demonstrated.
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Site and Other Comments

1. Site and General Information

Observations:

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

1.2. The property was vacant during our inspection.

1.3. 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. Our inspections are followed up with an addendum or supplemental information that is issued to our clients after the original reports have released to the other parties involved in the transaction. If you like the quality and thoroughness of this report, and wish to retain Cornerstone Inspection, Inc., we would be happy to perform an on-site review of the report and inspection for a fee of \$175, or 1/2 the original inspection fee, whichever is more. A review usually takes on the average home about 1 hour. The review includes a consultation at the property, and includes the issuance of a new report and contract in your name.

1.4. We prefer to have the buyers present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others

1.5. The home includes a sound system that we do not have the expertise to evaluate. We recommend the seller demonstrate.

1.6. It is at the inspectors discretion if they wish to exceed the minimum CREIA standards for any specific system or component. Under no circumstance should the client assume that if the inspector exceeds the CREIA standard, in anyway, the inspector is required to or will perform to the same level above the standard on any other system or component.

2. Environmental Comments

Observations:

2.1. We noted swallow nests at the eaves. We recommend you research their proper removal and measures to discourage them from returning.

2.2. We recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Requirement for carbon monoxide alarms in ALL dwellings, effective July 1, 2011. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturer's installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades.

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

2.4. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons, as the sensors may no longer be effective. We recommend Photoelectric sensor models only.

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. There are wind screens on the property that we do not evaluate, they should be demonstrated as functional by the sellers along with any maintenance requirements.

1.4. There is a patio heater that we do not have the expertise to evaluate. We recommend the seller demonstrate it as functional along with any maintenance requirements.



There are wind screens on the property that we do not evaluate, they should be demonstrated as functional by the sellers along with any maintenance requirements.



There is a patio heater that we do not have the expertise to evaluate. We recommend the seller demonstrate it as functional along with any maintenance requirements.

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 confirmed moisture intrusion in residences when it is raining that would not have been apparent otherwise. Also, in conjunction with the **cellulose** material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that may be hazardous to health.

2.2. Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

2.3. The property does not have hard surfaces in some of the side yards to facilitate drainage. Water will percolate and pond adjacent to the residence which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, swales or area drains that direct water away from the residence.

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

2.5. The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should verify that the drains are functional. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with a combination of stucco and rock veneer siding.

3.2. The house wall finish is in acceptable condition.

3.3. There are "expected" cracks in the stucco around some windows and doors that result from movement, and are quite common. Stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

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.



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4. Hard Surfaces

Observations:

4.1. The driveway is in acceptable condition.

4.2. The walkways are in acceptable condition.

4.3. The patio surface is in acceptable condition.

5. Wood Trim, Facia and Eave

Observations:

5.1. The fascia board and trim are in acceptable condition.

5.2. As a recommended upgrade, we recommend that the exposed wood that extends beyond the eave area, such as beams, columns or other wood members should be sealed and flashed to prevent moisture damage.



As a recommended upgrade, we recommend that the exposed wood that extends beyond the eave area, such as beams, columns or other wood members should be sealed and flashed to prevent moisture damage.

6. Electrical Components

Observations:

6.1. The exterior outlets are ground-fault protected and controlled from a **GFCI** outlet/breaker in the garage.

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

6.3. We have observed that one or more holiday outlets are present. The sellers should disclose where the switch is located to activate the outlasts, and demonstrate that they are functional.

6.4. A ground-fault protected outlet on the front does not reset and should be serviced.

6.5. 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.

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

6.7. An outlet at the rear is damaged or has a scorch mark on it and should be evaluated and serviced by a licensed electrical contractor.



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



A ground-fault protected outlet on the front does not reset and should be serviced.



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



An outlet at the rear is damaged or has a scorch mark on it and should be evaluated and serviced by a licensed electrical contractor.

7. Sliding Glass Doors and Screens

Observations:

7.1. The sliding glass doors are tempered and in acceptable condition.

7.2. The dining room sliding glass door does not roll smoothly, and should be serviced such as cleaning the track and or adjusting the rollers..

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 are in acceptable condition.

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

10. Yard and Retaining Walls

Observations:

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

11. Decks

Observations:

11.1. The deck is in acceptable condition, and should be maintained. Wood decks require periodically sealing.

11.2. We were unable to inspect the sub-frame area of the deck due to the lack of or inadequate entry access point.

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

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

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

1.3. Given the homes age, the slab is presumed to be bolted foundation with no visible or significant abnormalities.

Roofing

1. Roof Gutters

Observations:

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

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

2. Concrete Tile Observations

Observations:

2.1. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination and hidden damage may exist. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

2.2. The roof appears to be the same age as the residence.

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

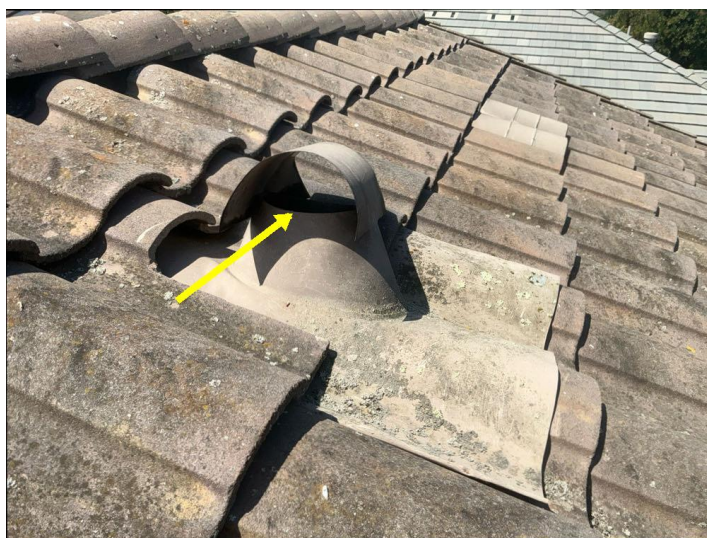
2.4. The roof tee top terminations do not include screens as required by current standards. While this wasn't required at the time of construction, we recommend screens be added to these terminations.

2.5. There are a few loose tiles. Some of have exposed the waterproof membrane, which is subject to deterioration and will lead to leaks, if not serviced. We recommend further evaluation of the roof and serviced as required.

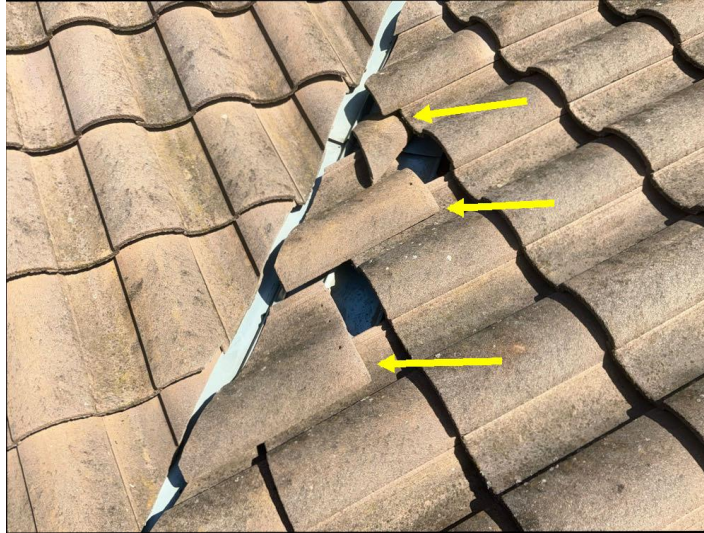
2.6. Some roof flashings need to be sealed or serviced. They are comprised of metal that seals **valley**s and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing's on a layered roof, which are covered by the roofing material and which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



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



The roof tee top terminations do not include screens as required by current standards. While this wasn't required at the time of construction, we recommend screens be added to these terminations.



There are a few loose tiles. Some of have exposed the waterproof membrane, which is subject to deterioration and will lead to leaks, if not serviced. We recommend further evaluation of the roof and serviced as required.

Fireplace

1. Exterior Fireplace

Observations:

1.1. The chimney is a prefabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

1.2. The firebox is in acceptable condition.

1.3. The ornamental gas log fire is functional.

Plumbing Components

1. General Plumbing Comments

Observations:

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

1.2. A water filtration system 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.

1.3. As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed; 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.



A water filtration system 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.

2. Water Supply Comments

Observations:

2.1. The main water shut-off valve is located inside the garage.

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

2.3. The residence is served by Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition.



Main water shutoff



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

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 the gas meter to facilitate an emergency shut-off.



Gas shutoff

4. Irrigation and Hose Bibb Information

Observations:

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

4.2. The hose bibbs that we tested are functional, but some 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

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 garage.

5.3. The water heater is about years old.

5.4. 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.

5.5. 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.

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

5.7. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.

5.8. The vent pipe is functional.

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

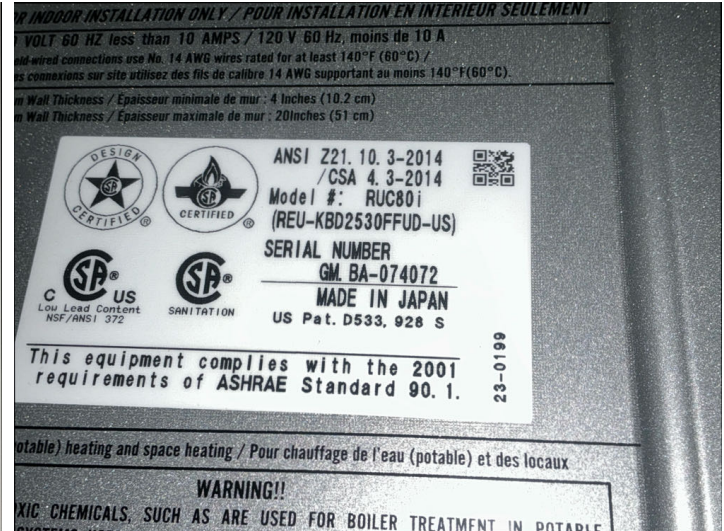
5.10. The service valves are in place and presumed to be functional.

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

5.12. The condensate drainpipe discharges correctly to a bathroom drain.



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



Manufactured 2015

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.

6.4. The main drain waste pipe does not have a visible cleanout. One may be included but bushes or other landscaping may be obscuring it from view. We recommend the sellers identified its location. However, the main drainpipe can be accessed by removing a toilet, and at considerably less expense than that of installing a cleanout.

Electrical Service Panels

1. Electrical Service Equipment

Observations:

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

1.2. A photovoltaic solar system is installed that we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation and maintenance history, otherwise you may want to have it evaluated by a licensed specialist.

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

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

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

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

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

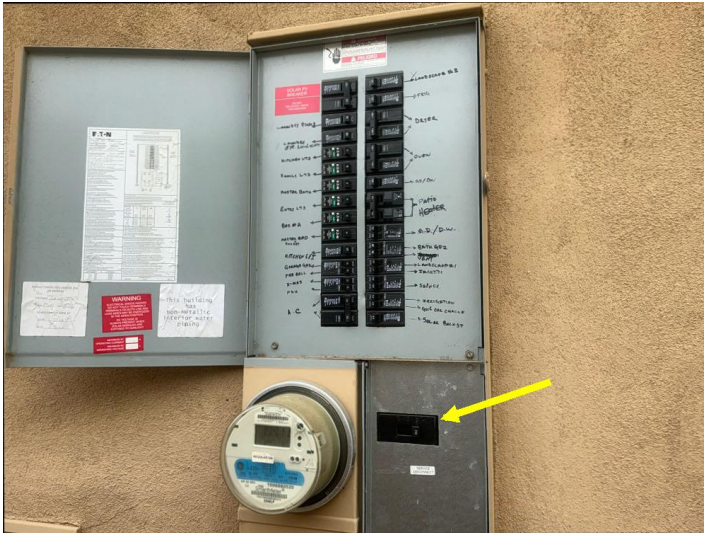
1.8. The wiring in the main electrical panel has no visible deficiencies.

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

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

1.11. The arc-fault circuit breaker(s) tested as functional.

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



Main electrical service disconnect(Shutoff)



12 Panels

Interior Living Space

1. Main Entry

Observations:

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

2. Dining Room

Observations:

2.1. The Dining room is located adjacent to the kitchen.

2.2. We have evaluated the living room, and found it to be in acceptable condition.

3. Office

Observations:

3.1. The Office is located adjacent to the main entry.

3.2. One or more outlet covers is missing and should be installed.

4. Main Hallway

Observations:

4.1. This hallway leads to guest bedroom 2.

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

4.3. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

5. Hallway 2

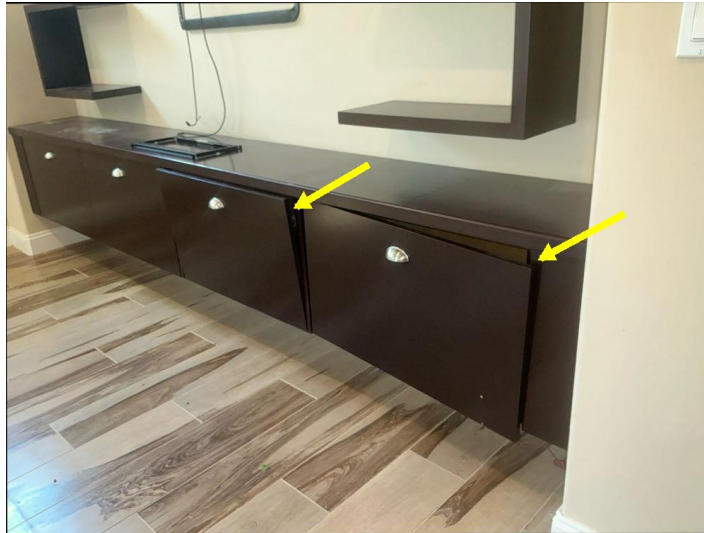
Observations:

- 5.1. This hallway leads to the Master Bedroom.
- 5.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 5.3. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

6. Great Room

Observations:

- 6.1. The great room is located adjacent to the main entry.
- 6.2. The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.
- 6.3. One or more outlet covers is missing and should be installed.



The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the rear of the home.
- 1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 1.3. A window lock is missing or damaged and needs to be serviced to be functional.



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

2. Bedroom 2

Observations:

2.1. This bedroom is located at the front of the home.

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

2.3. A window lock is missing or damaged and needs to be serviced to be functional.



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

Kitchen

1. General Comments

Observations:

1.1. We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee makers, can-openers, blenders, instant hot-water dispensers, reverse osmoses systems, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

2. Cabinets

Observations:

2.1. The cabinets are functional, and do not have any significant damage.

3. Countertop

Observations:

3.1. The counter top is functional.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

5. Microwave Oven

Observations:

5.1. The built-in microwave does not respond, and should be serviced or demonstrated.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet and its components are functional.

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

6.4. The trap and drain are functional.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional.

8.2. The dishwasher soap door does not close and should be serviced.

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

10. Gas Range & Cook Top

Observations:

10.1. The gas cook top is functional.

11. Built-in Ovens

Observations:

11.1. The electrical oven is functional, but was neither calibrated nor tested for its performance.

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 functional, and do not have any significant 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 1st guest bathroom.
- 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 stall shower is functional.
- 1.13. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 1.14. Shower head is 2.0 gpm
- 1.15. The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

2. 1st Guest Bathroom

Observations:

- 2.1. This bathroom is a full, and is located adjacent to the bedroom 2.
- 2.2. The cabinets are functional, and do not have any significant damage.
- 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. Faucet Aerator 1.5 gpm
- 2.7. The trap and drain are functional.
- 2.8. The outlets are functional and include ground-fault protection.
- 2.9. The lights are functional.
- 2.10. The exhaust fan is functional.
- 2.11. The toilet is functional.
- 2.12. The toilet is identified as being a low-flush type. 1.28gpf
- 2.13. The tub-shower is functional.
- 2.14. Shower head is 2.0 gpm

3. Powder Room

Observations:

- 3.1. This bathroom is a half bath, and is located adjacent to the main entry.
- 3.2. The sink countertop is functional.
- 3.3. The sink is functional.
- 3.4. The sink faucet and its components are functional.
- 3.5. The sink faucet Aeros occluded and should be serviced.
- 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 1st guest bathroom.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the garage.
- 1.2. 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.
- 1.3. The dryer vent appears to vent vertically. The lint trap must be kept clean because trapped lint can eventually turn into a fire hazard.
- 1.4. A gas supply valve is installed, but needs an approved connector to that attaches to the gas to the dryer, which is not required and you should have one already installed if you have a gas dryer.
- 1.5. The gas valve should be capped when not in use.
- 1.6. The outlets that were tested are functional.
- 1.7. A 220 volt receptacle for the dryer is functional.
- 1.8. The lights are functional.
- 1.9. The exhaust fan is functional.
- 1.10. The cabinets are functional, and do not have any significant damage.
- 1.11. The office area cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.
- 1.12. The sink and countertop are functional.
- 1.13. The sink faucet is functional.
- 1.14. The valves and connectors below the sink are functional.
- 1.15. The trap and drain at the sink are functional.



The office area cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

Heating & Air conditioning

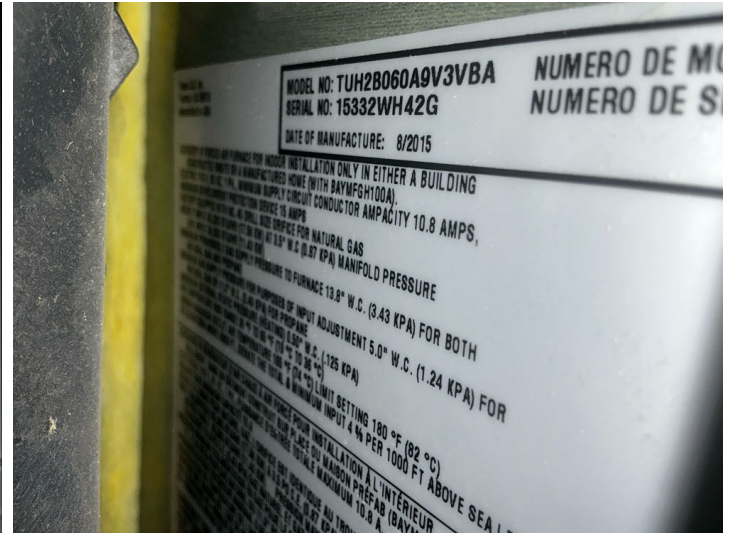
1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the attic.
- 1.2. The furnace is functional and in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. We recommend that the furnace be serviced before each heating season and you should ask the sellers when the furnace was last evaluated and serviced. If it has not been serviced within the last 12 months, we recommend that it be evaluated and serviced as soon as possible.
- 1.3. The vent pipe is functional.
- 1.4. The gas valve and connector are in acceptable condition.
- 1.5. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.
- 1.6. The combustion-air vents for the gas furnace are functional.
- 1.7. The return-air compartment is in acceptable condition.
- 1.8. The circulating fan is clean and functional.
- 1.9. The thermostat is functional.
- 1.10. 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.
- 1.11. The registers are reasonably clean and functional.



Furnace Brand--Trane



Furnace Model--TUH2B060A9VBA Manufactured 2015

2. Air Conditioning

Observations:

- 2.1. Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located on the exterior.
- 2.2. The electrical disconnect at the condensing coil is present and presumed to be functional.
- 2.3. The condensing coil responded to the thermostat and is functional.
- 2.4. The evaporator coil is functional.
- 2.5. A drip pan is present and presumed to be functional.
- 2.6. The air conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out of 15-18 degrees or more.
- 2.7. The refrigerant lines that are visible are in acceptable condition.
- 2.8. The condensate drainpipe discharges at a bathroom drain with the secondary condensate installed to correctly drain over a window on the rear of the house. Water draining through the secondary condensate line would indicate a blockage and you should call for service by a qualified licensed HVAC contractor.



Manufactured 2016



The condensate drainpipe discharges at the exterior with the secondary condensate installed to correctly drain over a window on the rear of the house. Water draining through the secondary condensate line would indicate a blockage and you should call for service by a qualified licensed HVAC contractor.

Attic's

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 in the the master bedroom closet ceiling.

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due conditions of clearance and obstructions. We were able to access approximately 60% of the attic.

1.5. The lights are functional.

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

1.7. The visible roof framing consists of a factory - built truss system that is in acceptable condition. It is comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

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

1.9. The visible portions of the exhaust ducts are functional.

1.10. The heat vents appear to be functional.

1.11. 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.

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

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

Garages

1. Double-Car Garage

Observations:

- 1.1. There is a double car garage and golf cart garage.
- 1.2. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
- 1.3. The side door is functional.
- 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 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 ventilation ports are functional.
- 1.6. The firewall separating the garage from the residence is functional.
- 1.7. The garage walls are too full or covered to provide a clear view them and other components of the garage.
- 1.8. The outlets that were tested are functional, and include ground-fault protection.
- 1.9. The lights are functional.
- 1.10. The garage doors and their hardware are functional.
- 1.11. The garage door has damage that you should view for yourself.
- 1.12. The garage door openers are functional.



The garage door has damage that you should view for yourself.

Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.