

Cornerstone Inspection

Property Inspection Report



7255 Navajoa Ave, Atascadero, CA 93422

Inspection prepared for: Josh Farris

Real Estate Agent: Josh Farris - Keller Williams

Date of Inspection: 9/8/2026 Time: 1:00 PM

Age of Home: 1966 Size: 1081

Inspector: Greg Hines

Order ID: 14225

CREIA #166634

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Report Summary

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

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

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

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

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

Fireplace

Page 18 Item: 1	Living Fireplace Comments	1.14. The chimney flue is due for cleaning. The chimney flue need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated or cleaned by a specialist. 1.15. There is no spark arrestor on the chimney, which is required by current standards, and should be installed.
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Plumbing Components

Page 20 Item: 1	Water Supply Comments	1.4. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.
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Bedrooms

Page 28 Item: 2	Bedroom 2	2.7. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
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Kitchen

Page 30 Item: 2	Cabinets	2.3. There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a health risk.
Page 32 Item: 9	Gas Range & Cook Top	9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

Laundry

Page 34 Item: 1	Laundry Room	1.9. There is no exhaust fan or openable window, which is required by current standards and should be evaluated and serviced as needed for optimal safety.
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Heating & Air conditioning

Page 35 Item: 1	Wall Furnace	1.5. The wall furnace is not functional and should be evaluated and serviced or demonstrated as functional. 1.6. The flexible gas line is an uncoated brass connector, which should be replaced.
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Attics

Page 37 Item: 1	Attic	1.13. There are water stains on the ceiling that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue. 1.14. An electrical connection at a powered attic ventilator has been made outside of a junction and is required to be made inside one in order to contain any arcing or sparking that may occur. However, see other relevant comments in this report regarding the value of powered attic ventilators. 1.15. The vent pipe of the gas water heater is too close or in contact with the roof sheathing and should be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled type should be one inch away.
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Garages

Page 40 Item: 1	Single Car Garage	1.14. The house entry door is not a fire rated, self-closing and latching door, which should be serviced. 1.15. The hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close and latch, in order to provide a firewall separation between the garage and the residence.
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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.

1.4. We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that 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. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately at (805) 619-5092 to arrange for a contract. This inspection is invalid without a signed contract. The contract may be signed after the inspection has been performed and can be sent and received by e-mail or FAX. Our insurance requires a contract for every inspection, and without one, there is no insurance coverage.

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, but 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 are functional but should be checked periodically.

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

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.

Exterior (continued)

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have. We may confirm moisture intrusion in residences when it is raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that may be hazardous to health.

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

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

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

2.5. 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.

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

2.7. There are area drains in planter beds or yards that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

Exterior (continued)



There are area drains in planter beds or yards that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with wooden siding.

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

3.3. The soil is too high against the home at various areas around the home which should be serviced.

3.4. The siding needs typical maintenance such as sealing and painting.

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

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

Exterior (continued)



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



The soil is too high against the home at various areas around the home which should be serviced.



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

Exterior (continued)

4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. The walkways are in acceptable condition.
- 4.5. The patio surface is in acceptable condition.
- 4.6. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.
- 4.7. There is one or more offsets in the walkways that could prove to be trip-hazards.
- 4.8. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.



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Exterior (continued)



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



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



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

5. Wood Trim, Facia and Eave

Observations:

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

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

Exterior (continued)



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



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



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

6. Electrical Components

Observations:

- 6.1. An outlet at the rear does not function and should be evaluated and serviced by a licensed electrical contractor.
- 6.2. A ground-fault protected outlet on the rear does not reset when activated and should be serviced.
- 6.3. 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.

Exterior (continued)



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

7. Windows

Observations:

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

7.2. 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.

7.3. 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.

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

Exterior (continued)

8. Fences and Gates

Observations:

8.1. 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.

8.2. 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.

8.3. The fences have damage that you may wish to have repaired.

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

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

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

8.7. It should be disclosed who is responsible for the fences that are located at this property.



The fences have damage that you may wish to have repaired.



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

Exterior (continued)



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

9. Landscaping

Observations:

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

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

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



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



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.

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. The slab is typical with no visible structural abnormalities.

1.4. 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. It would be prudent to have splash blocks installed at the bottom of the downspouts, to divert water away from the house and its foundation.

1.3. We observed standing water in some sections of the gutters which implies that it may not be properly sloped and should be evaluated and serviced.

Roofing (continued)



We observed standing water in some sections of the gutters which implies that it may not be properly sloped and should be evaluated and serviced.



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Roofing (continued)

2. Composition Shingle Observations

Observations:

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

Our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

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

2.3. The 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.

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

2.5. A rain collar is missing on a heat vent and should be installed.



A rain collar is missing on a heat vent and should be installed.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

1.2. The firebox is in acceptable condition.

1.3. There are insignificant cracks in the firebox that would not necessarily need to be serviced, but you may wish to have a specialist comment on this.

1.4. The damper in the chimney flue is difficult to open/close, and should be evaluated/serviced by a certified fireplace specialist.

1.5. The damper in the chimney flue is stuck, either by rust or thermal warping, and should be repaired or replaced.

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

1.7. The fireplace glass doors are functional.

1.8. The fireplace hearth is in acceptable condition.

1.9. The fireplace mantle is in acceptable condition.

1.10. The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

1.11. There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimney, we recommend having one installed.

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

1.13. The chimney flashings are in acceptable condition.

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

1.15. There is no spark arrestor on the chimney, which is required by current standards, and should be installed.

Fireplace (continued)



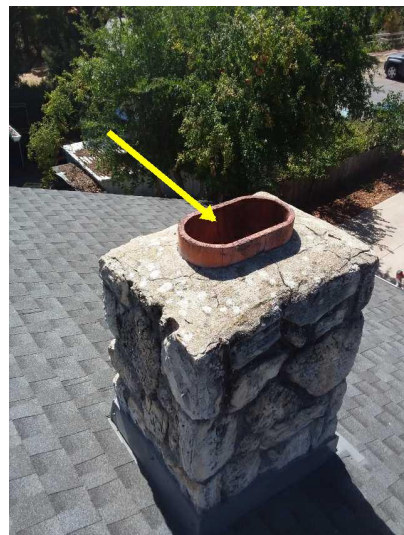
The chimney flue is due for cleaning. The chimney flue need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite.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



The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.



There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimney, we recommend having one installed.



There is no spark arrestor on the chimney, which is required by current standards, and should be installed.

Plumbing Components

1. Water Supply Comments

Observations:

1.1. The main water shut-off valve is located at the right side of the house.

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

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

1.4. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



The main water shut-off valve is located at the right side of the house.



The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.

Plumbing Components (continued)

2. Gas Service Information

Observations:

2.1. 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.

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

2.3. 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.

2.4. Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.



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



Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

3. Irrigation and Hose Bibb Information

Observations:

3.1. We do not evaluate sprinkler systems beyond the sprinkler valves, 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, 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. Hot water is provided by a 29 gallon gas water heater that is located in the laundry room.

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

4.3. The water heater is about 10 years old.

4.4. The water heater is functional but beyond its warranty period.

4.5. 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.

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

4.7. The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.

4.8. The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed.

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

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

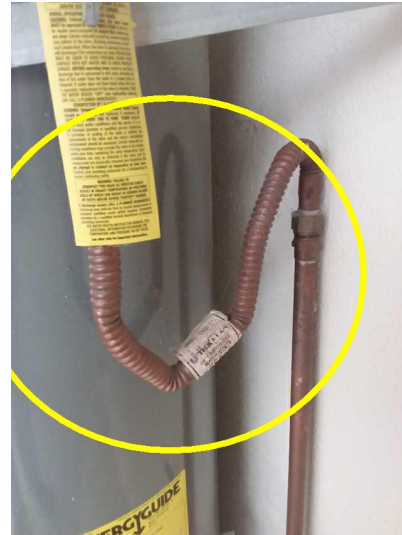
4.11. There may not be adequate combustion air vents to support proper combustion. We recommend that a licensed plumbing contractor evaluate and make any required corrections.

4.12. The water heater is seismically secured.

Plumbing Components (continued)



The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.



The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed.

5. Waste and Drain Systems

Observations:

5.1. The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern ABS drainpipes.

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 roter 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. Given the age of this residence, it is likely that the main drainpipe is made of clay. Such drainpipes were widely used until the late 1940's thru the early 1960's. However, they are susceptible to root damage and displacement. They are no longer manufactured for sewer laterals. Therefore, it would be prudent to ask the sellers if they have ever had blockages in the main drainpipe or to have it video-scanned.

Electrical Service Panels

1. Main Electrical Panel

Observations:

- 1.1. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.
- 1.2. The residence is served by a 100 amp main electrical panel, located at the left 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. Various circuits are not labeled, which is recommended.
- 1.6. The main panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.
- 1.7. The service entrance mast weather head and cleat are in acceptable condition.
- 1.8. The wiring in the main electrical panel has no visible deficiencies.
- 1.9. There are no visible deficiencies with the circuit breakers in the main electrical panel.
- 1.10. The panel is correctly grounded to a driven rod.



The main panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.



Various circuits are not labeled, which is recommended.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. A secondary lock has been installed higher than 48 inches which could impede the exit of a child or short person.

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



A secondary lock has been installed higher than 48 inches which could impede the exit of a child or short person.

2. Living Room

Observations:

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

2.2. The lights are functional.

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

2.4. The floor is worn or cosmetically damaged, which you should view for yourself.

Interior Space (continued)



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



The floor is worn or cosmetically damaged, which you should view for yourself.

3. Dining Room

Observations:

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

3.2. The lights are functional.

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

3.4. A secondary lock has been installed on both doors higher than 48 inches which could impede the exit of a child or short person.

3.5. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.

Interior Space (continued)



A secondary lock has been installed higher than 48 inches which could impede the exit of a child or short person.



A secondary lock has been installed on both doors higher than 48 inches which could impede the exit of a child or short person.

4. Main Hallway

Observations:

- 4.1. This hallway leads to the bedrooms.
- 4.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 4.3. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.
- 4.4. The lights are functional.

Bedrooms

1. Bedroom 1

Observations:

- 1.1. This bedroom is located at the end of the hall to the right.
- 1.2. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.
- 1.3. It would be prudent to add door stops at the closet doors to protect the walls that they open into.
- 1.4. A ceiling fan is functional but noisy and you may wish to have it evaluated.

Bedrooms (continued)

2. Bedroom 2

Observations:

2.1. This bedroom is located in the middle of the hallway.

2.2. It would be prudent to add a door stop at the closet door to protect the wall that it opens into.

2.3. The closet shelf and or pole is missing or damaged which you may wish to have serviced.

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

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

2.6. There is an unidentified mold below the bar sink, which should be evaluated and treated by a termite inspector. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a serious health threat.

2.7. There is no smoke alarm, and although one may not be mandated it is strongly recommended.

3. Bedroom 3

Observations:

3.1. This bedroom is located at the end of the hall to the left.

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

3.3. The closet door rubs and needs to be serviced to open and close smoothly.

3.4. The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

3.5. One or more window screens are damaged, which you may wish to have repaired.

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

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

Bedrooms (continued)



One or more window screens are damaged, which you may wish to have repaired.



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



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



The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

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.

1.2. The kitchen includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance history and procedures.

2. Cabinets

Observations:

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

2.2. The floor of the kitchen sink cabinet is functional, but moisture damaged.

2.3. There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a health risk.



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3. Countertop

Observations:

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

Kitchen (continued)

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 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. 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. Exhaust Fan

Observations:

- 8.1. The exhaust fan is functional and a type that vents internally.
- 8.2. The range hood exhaust-fan is closer than the recommended 24 inches and should be used with caution.

Kitchen (continued)



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

9. Gas Range & Cook Top

Observations:

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

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

9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

10. Walls/Ceilings/Windows & Doors

Observations:

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

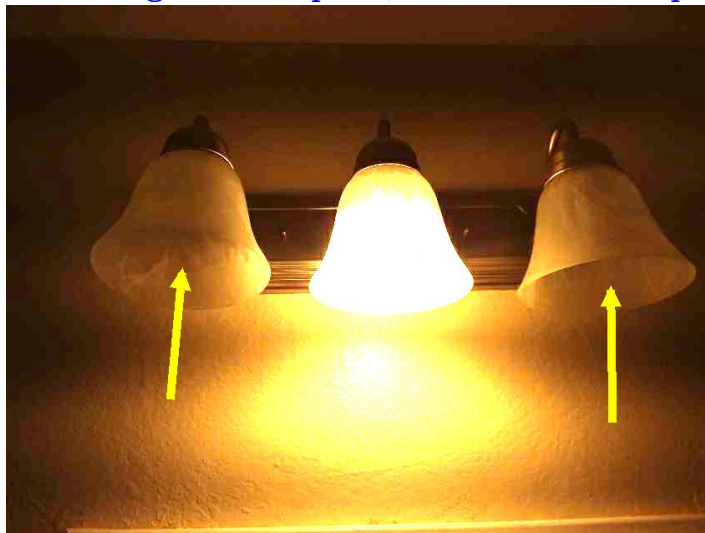
10.2. There has been a drywall/plaster repair that should be explained by the seller.

Bathrooms

1. Hallway Bathroom

Observations:

- 1.1. The hallway bathroom is a full and is located adjacent to the hallway.
- 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 outlets are functional and include ground-fault protection.
- 1.8. The wall light does not respond and should be serviced.
- 1.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.
- 1.10. The toilet is functional.
- 1.11. The toilet is identified as being a low-flush type. 1.6gpf
- 1.12. The tub-shower is functional.
- 1.13. The mechanical tub stopper does not fully engage, and should be serviced.
- 1.14. The tub is functional.
- 1.15. The tub stopper is missing or incomplete, and should be repaired or replaced.



The wall light does not respond and should be serviced.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the dining room.
- 1.2. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.
- 1.3. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.
- 1.4. A gas supply valve is installed, but needs an approved connector that attaches the gas to the dryer. If not in use the gas valve should be capped.
- 1.5. There is no cap on the gas valve. The gas valve should be capped when not in use.
- 1.6. The outlets that were tested are functional.
- 1.7. There is no visible 220 outlet for electric dryers. One may be able to be installed and you should consult with a licensed electrician regarding this issue if a 220 outlet is needed.
- 1.8. The cabinets are functional, and do not have any significant damage.
- 1.9. There is no exhaust fan or openable window, which is required by current standards and should be evaluated and serviced as needed for optimal safety.

Heating & Air conditioning

1. Wall Furnace

Observations:

1.1. Heat is provided by a wall furnace located in the living room. Such furnaces are among the oldest and least efficient of heating systems.

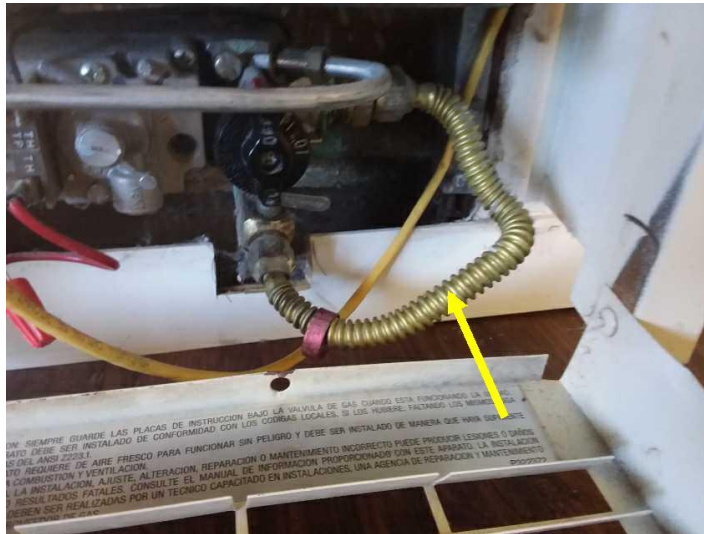
1.2. The gas and pilot are off, which prevented it from being tested. It should be serviced and evaluated by the Gas Company or an HVAC contractor before the close of your inspection period.

1.3. The vent pipe is functional.

1.4. The thermostat is functional.

1.5. The wall furnace is not functional and should be evaluated and serviced or demonstrated as functional.

1.6. The flexible gas line is an uncoated brass connector, which should be replaced.



The flexible gas line is an uncoated brass connector, which should be replaced.

2. Window Units

Observations:

2.1. Our service does not include an evaluation of thru-wall or thru-window air-conditioning units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

Attics

1. Attic

Observations:

1.1. In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

1.2. The attic can be accessed through a hatch located in the hallway ceiling.

1.3. We evaluated the attic by direct access.

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

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

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

1.7. Ventilation includes the use of a powered attic ventilator, which current research shows may be little better than passive vents. They are generally not energy efficient, can draw conditioned house air through multiple openings in the attic floor, create negative pressure, and increase the potential for back-drafting the bi-products of combustion from combustion appliances. Therefore, you may wish to seek a second opinion or have the attic ventilator disconnected.

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

1.9. Insulation is in contact with the vent pipe and should be removed at least three inches away.

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

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

1.12. The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. 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.

Attics (continued)

1.13. There are water stains on the ceiling that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

1.14. An electrical connection at a powered attic ventilator has been made outside of a junction and is required to be made inside one in order to contain any arcing or sparking that may occur. However, see other relevant comments in this report regarding to the value of powered attic ventilators.

1.15. The vent pipe of the gas water heater is too close or in contact with the roof sheathing and should be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled type should be one inch away.



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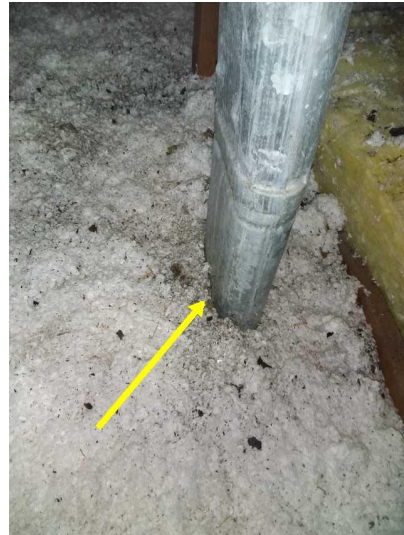


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Attics (continued)



An electrical connection at a powered attic ventilator has been made outside of a junction and is required to be made inside one in order to contain any arcing or sparking that may occur. However, see other relevant comments in this report regarding to the value of powered attic ventilators.



Insulation is in contact with the vent pipe and should be removed at least three inches away.



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Attics (continued)



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Garages

1. Single Car Garage

Observations:

1.1. The keyed deadbolt could prevent or impede an emergency exit, and should be replaced with a safer latch type.

1.2. The slab floor is moderately buckled or cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are usually not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.

1.3. The slab floor is cracked and buckled, probably as a consequence of seismic motion, expansive soils, or both. However, the slab is not load bearing, but you may wish to view this for yourself and have a structural engineer confirm this.

1.4. 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.

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

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

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

1.8. The garage door is a heavy, wooden, type that is potentially dangerous because of its weight. Therefore, its springs should be periodically tested to make sure that they are able to bear the full weight of the door at almost any angle, and particularly if children or the elderly occupy the residence.

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

1.10. The garage door and its hardware could not be tested because it is blocked or locked, and should be demonstrated by the sellers.

1.11. The garage door hardware is an old and obsolete, swing-arm, type that has not been made for fifty years, and you may wish to consider upgrading it.

1.12. The garage door hardware needs to be adjusted, so that the door is squarely aligned in its opening.

1.13. The garage door opening is less than the standard seven feet, which may prevent some vehicles from entering.

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

1.15. The hatch cover to the attic area should be sheathed with metal or drywall, and made to self-close and latch, in order to provide a firewall separation between the garage and the residence.

Garages (continued)



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Garages (continued)



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The slab floor is moderately buckled or cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are usually not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.