

Cornerstone Inspection

Property Inspection Report



412 Penelope Ln, Santa Maria, CA 93455

Inspection prepared for: David James Payne

Real Estate Agent: Stephanie Souza - Modern Nest Realty, Inc.

Date of Inspection: 8/12/2026 Time: 1:30 PM

Age of Home: 2011 Size: 1724

Weather: Clear

Order ID: 14106

Inspector: Peter Ruiz

CREIA #167160

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, please give us a call if you have any questions you would like us to address. Remember, once the inspection is completed and the report is delivered, we will remain available to provide more information throughout the entire closing process.

The observations and opinions expressed within this report are those of Cornerstone Inspection, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the California Real Estate Inspection Association (CREIA), and those that we do not inspect are clearly disclaimed in the report, contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, because we recognize that our clients' time is valuable, and do not wish to provide you with an unnecessarily lengthy report about components that are not in need of service.

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

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

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

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

REPORT SUMMARY

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

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

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

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

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

Exterior

Page 9 Item: 6	Electrical Components	6.4. An exterior light fixture is damaged or broken and should be serviced.
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Plumbing Components

Page 17 Item: 2	Water Supply Comments	2.4. The pressure inside the residence is nearing 80 PSI and will stress components of the system. A qualified tradesperson should reduce the pressure at the regulator to sixty pounds per square inch. However, the regulator may have failed and would need to be replaced.
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Interior Space

Page 23 Item: 2	Living Room	2.4. One or more outlet covers are cracked or broken and should be serviced.
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Kitchen

Page 29 Item: 2	Cabinets	2.3. There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.
Page 32 Item: 10	Gas Range & Cook Top	10.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

Bathrooms

Page 36 Item: 3	Downstairs Hallway Bathroom	3.15. The toilet tank is loose, and should be secured, as this could be a safety hazard.
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Garages

Page 43 Item: 1	Double-Car Garage	1.13. There is a mold-like substance present, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.
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Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were not present during the inspection.

1.2. The property was vacant during our inspection.

1.3. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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

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

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

1.7. We prefer to have our clients present during or immediately following the inspection, so that we can elaborate on what may well be complicated or technical issues that may be challenging for the layperson to effectively communicate. Therefore, to avoid any misunderstandings or miscommunications, we strongly encourage anyone utilizing this report to read the entire report, not just the summary, and to consult with us directly regarding any questions or concerns. In addition, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others.

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

1.9. The home includes a security system that we do not have the expertise to evaluate and typically requires a third party to activate.

2. Environmental Comments

Observations:

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

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

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, as they provide the most effective barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may be hidden or difficult to detect without the proper conditions present. For example, we may discover leaking windows while it is raining that may not have been apparent otherwise.

2. Grading and Drainage

Observations:

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

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

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

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

Exterior (continued)

3. Exterior Wall Cladding

Observations:

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

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

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

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



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

4. Hard Surfaces

Observations:

4.1. There are predictable cracks in the driveway that would not necessarily need to be serviced.

4.2. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. There could be many causes for the cracks, such as by the lack of expansion joints, or a tree that is too close to the concrete decking.

Exterior (continued)

5. Wood Trim, Fascia and Eave

Observations:

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

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

5.3. There is moisture damage or dry rot to the wood trim and or fascia on the upper roof area, which is typically not inspected by the pest inspector. The pest control company should be alerted to inspect and include these repairs in their estimate.

5.4. The decorative wood trim has separated from the house walls, and should be serviced to forestall further deterioration.



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



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

Exterior (continued)



There is moisture damage or dry rot to the wood trim and or fascia on the upper roof area, which is typically not inspected by the pest inspector. The pest control company should be alerted to inspect and include these repairs in their estimate.



The decorative wood trim has separated from the house walls, and should be serviced to forestall further deterioration.

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

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

6.4. An exterior light fixture is damaged or broken and should be serviced.



An exterior light fixture is damaged or broken and should be serviced.

Exterior (continued)

7. Sliding Glass Doors and Screens

Observations:

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

7.2. A slider screen is damaged, and you may wish to have it repaired or replaced.



A slider screen is damaged, and you may wish to have it repaired or replaced.

8. Windows

Observations:

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

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

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

9. Stairs and Handrails

Observations:

9.1. The railroad tie, wooden post, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.

Exterior (continued)



The railroad tie, wooden post, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.

10. Fences and Gates

Observations:

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

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

11. Yard and Retaining Walls

Observations:

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

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

12. Landscaping

Observations:

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

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

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

Exterior (continued)



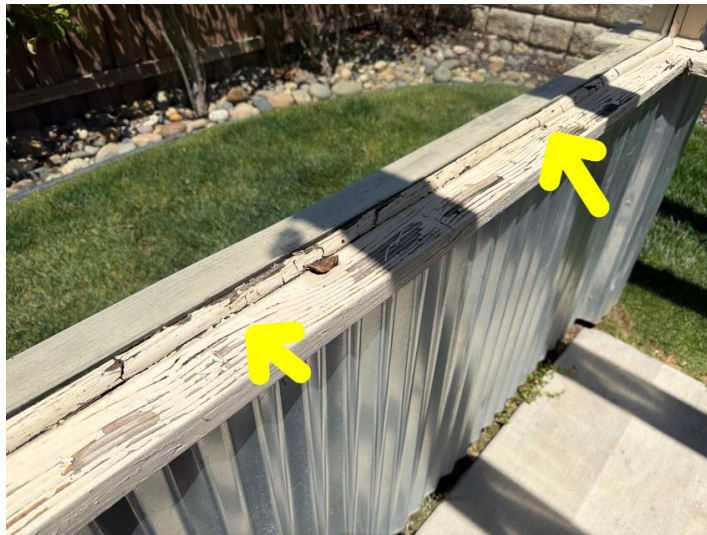
There are tree limbs over growing the residence that should be trimmed or monitored to ensure that they do not impact or damage the roof or its components.

13. *Patio Covers and Arbors*

Observations:

13.1. The patio cover or arbor needs maintenance type service, such as sealing and painting.

13.2. There is damage to the patio cover that should be evaluated by the termite inspector.



There is damage to the patio cover that should be evaluated by the termite inspector.

Foundation Comments

1. Slab Foundation

Observations:

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

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

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

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

Roofing

1. Roof Gutters

Observations:

1.1. The 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 appear as if they will function as they were intended.

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

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

Roofing (continued)

2. Composition Shingle Observations

Observations:

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

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

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

2.4. 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.

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

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

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

Roofing (continued)



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

Fireplace

1. Living Fireplace Comments

Observations:

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

1.2. The firebox is in acceptable condition.

1.3. A damper-stop is recommended as a safety feature of the gas log fire, which prevents it from being fully closed.

1.4. The gas log starter in the fireplace is functional.

1.5. The portions of the flue that are visible appear to be in acceptable condition. We recommend that the flue be cleaned once a year if the fireplace is regularly used. You should ask the sellers when the flue was last cleaned.

1.6. The fireplace glass doors are functional.

1.7. The fireplace hearth has cosmetic damage, but none that would necessarily require service. However, you may wish to view this damage for yourself.

1.8. The mantle has cosmetic damage that you may wish to view for yourself.

1.9. We did not walk on the roof, so we were unable to inspect some fireplace components, including the crown, flashings, weather cap, and/or spark arrestor.

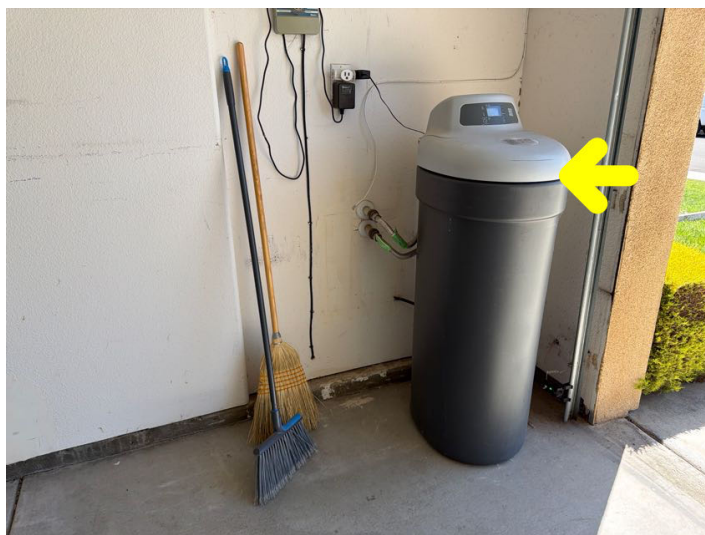
Plumbing Components

1. General Plumbing Comments

Observations:

1.1. A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

Plumbing Components (continued)



A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

2. Water Supply Comments

Observations:

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

2.2. The residence is served by both copper and Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are located inside walls, and we can only view the pipes as they exit the walls.

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

2.4. The pressure inside the residence is nearing 80 PSI and will stress components of the system. A qualified tradesperson should reduce the pressure at the regulator to sixty pounds per square inch. However, the regulator may have failed and would need to be replaced.

Plumbing Components (continued)



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



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

3. Gas Service Information

Observations:

3.1. Natural gas is odorized in the manufacturing process. Should you smell the distinctive odor of natural gas or hear a hissing sound near a natural gas line or appliance, you should shut off the gas at the main and clear the area. Immediately call the Gas Utility Company from a safe location. Gas leaks can be difficult to detect without the use of sophisticated instruments, particularly if underground. We recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak by a spike in usage.

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

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

3.4. We recommend that a wrench, designed to fit the gas shut-off valve, be located on or adjacent to the gas meter to facilitate an emergency shut off.

Plumbing Components (continued)



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

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

4.3. We have observed exposed PVC pipes on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.



We have observed exposed PVC pipes on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.

Plumbing Components (continued)

5. Tankless Water Heater

Observations:

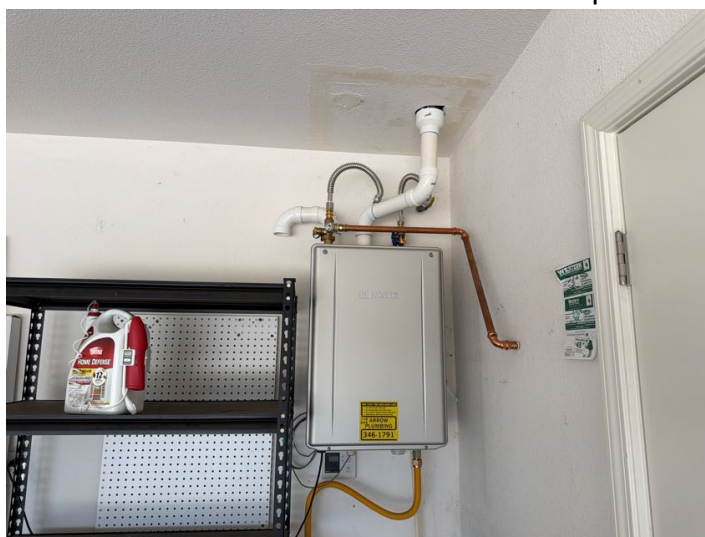
5.1. Tankless water heaters provide virtually endless hot water, if properly sized and provided proper fuel. They require little maintenance beyond periodic flushing to descale mineral deposits. Some manufacturers recommend they be flushed yearly in hard water areas and as little as every 5 years with 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 functional and there were no leaks at the time of our inspection.

5.4. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves, as they are commonly not used and are susceptible to damage due to the lack of use.

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



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

Plumbing Components (continued)

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

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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

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

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

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

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

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

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

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

1.10. The main electrical panel is double-grounded to a foundation steel known as a UFER and to a water pipe.



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

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

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

2. Living Room

Observations:

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

2.2. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

2.3. The wall has been modified to include a pet door that we do not evaluate and may not be weathertight.

2.4. One or more outlet covers are cracked or broken and should be serviced.



One or more outlet covers are cracked or broken and should be serviced.



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

Interior Space (continued)



The wall has been modified to include a pet door that we do not evaluate and may not be weathertight.

3. Dining Room

Observations:

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

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

4. Family Room

Observations:

4.1. The family room is located adjacent to the upstairs hallway.

4.2. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

4.3. The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.

Interior Space (continued)



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.

5. Upstairs Hallway

Observations:

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

5.2. The smoke detector responded to the test button, but should be checked periodically.

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

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

5.5. The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.



The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.

Interior Space (continued)

6. Downstairs Hallway

Observations:

6.1. This hallway leads to bedroom 3.

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

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

7. Stairs

Observations:

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

7.2. A handrail is loose and should be secured for optimal safety.

7.3. There is an offset in the floor that could prove to be a trip hazard.



A handrail is loose and should be secured for optimal safety.



There is an offset in the floor that could prove to be a trip hazard.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the 2nd bedroom door on the left going down the upstairs hallway.
- 1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 1.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 1.4. The entry door floor trim is missing or damaged and should be replaced.
- 1.5. The closet door striker plate is missing and should be adjusted for the striker pin to engage.
- 1.6. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



The entry door floor trim is missing or damaged and should be replaced.



The closet door striker plate is missing and should be adjusted for the striker pin to engage.



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

Bedrooms (continued)

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 1st bedroom door on the left going down the upstairs hallway.
- 2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 2.4. The bedroom door is cosmetically damaged, which you should view for yourself.
- 2.5. The door guides for the bypass closet doors are missing. The doors can become scratched and damaged without the guides.

3. Bedroom 3

Observations:

- 3.1. This bedroom is located at the end of the downstairs hallway.
- 3.2. The combination carbon-monoxide/smoke detector responded to the test button, but should be checked periodically.
- 3.3. There has been a drywall/plaster repair that should be explained by the seller.



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

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.



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 damaged, and should be replaced.

2.3. There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.

Kitchen (continued)



The floor of the kitchen sink cabinet is damaged, and should be replaced.



The floor of the kitchen sink cabinet is damaged, and should be replaced.



The floor of the kitchen sink cabinet is damaged, and should be replaced.



There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.

Kitchen (continued)



There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.

3. Countertop

Observations:

3.1. A typical separation between the kitchen counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.



A typical separation between the kitchen counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

Kitchen (continued)

5. 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. Dishwasher Comments

Observations:

8.1. The dishwasher is functional.

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

10. Gas Range & Cook Top

Observations:

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

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

Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. The master bathroom is a full and is located adjacent to the master bedroom.
- 1.2. The cabinets have typical cosmetic damage, or that which is commensurate with age.
- 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 upstairs hallway 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 a low-flush type, and is rated at 1.6 GPF.
- 1.12. The shower is functional and the showerhead is 2.0 gpm.
- 1.13. We do not pressure test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.
- 1.14. The shower valve handle is loose or does not function properly and should be serviced.
- 1.15. The tub is functional.
- 1.16. There is moisture damaged drywall/baseboard adjacent to the tub or shower, which is not uncommon but should be repaired.
- 1.17. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.
- 1.18. The door handle does not include a privacy lock, which you may wish to have installed.
- 1.19. The door handle has loose or missing screws and should be serviced.

Bathrooms (continued)



There is moisture damaged drywall/baseboard adjacent to the tub or shower, which is not uncommon but should be repaired.



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



The door handle has loose or missing screws and should be serviced.

Bathrooms (continued)

2. Upstairs Hallway Bathroom

Observations:

- 2.1. The upstairs hallway bathroom is a full and is located adjacent to the upstairs hallway.
- 2.2. The cabinets are in acceptable condition.
- 2.3. The sink countertop is functional.
- 2.4. The sink is functional.
- 2.5. The sink faucet and its components are functional.
- 2.6. The trap and drain are functional.
- 2.7. The outlets are functional and include ground-fault protection.
- 2.8. The lights are functional.
- 2.9. The exhaust fan is functional.
- 2.10. The toilet is functional.
- 2.11. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.
- 2.12. The tub-shower is functional and the showerhead is 2.5 gpm.
- 2.13. There is an offset in the floor that could prove to be a trip hazard.



There is an offset in the floor that could prove to be a trip hazard.

Bathrooms (continued)

3. Downstairs Hallway Bathroom

Observations:

- 3.1. The downstairs hallway bathroom is a three-quarter and is located adjacent to the downstairs hallway.
- 3.2. The cabinets are in acceptable condition.
- 3.3. The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.
- 3.4. The sink is functional.
- 3.5. The sink faucet and its components are functional.
- 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 upstairs hallway bathroom.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional.
- 3.10. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.
- 3.11. The shower is functional and the showerhead is 2.5 gpm.
- 3.12. We do not pressure test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.
- 3.13. The showerhead pipe is loose and should be serviced.
- 3.14. The door handle is loose and needs to be serviced to work smoothly.
- 3.15. The toilet tank is loose, and should be secured, as this could be a safety hazard.

Bathrooms (continued)



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

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the garage.
- 1.2. Some of the components behind the washer/ dryer were obstructed from view and were not inspected.
- 1.3. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.
- 1.4. The back-draft on the exterior dryer vent cover is missing, stuck open, or incomplete and should be cleaned, repaired, or replaced.
- 1.5. The gas control valve and its connector are presumed to be functional.
- 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 lights are functional.
- 1.9. The exhaust fan is functional.
- 1.10. The cabinets have typical, cosmetic damage, or that which is commensurate with their age.
- 1.11. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 1.12. The door striker plate needs to be adjusted for the striker pin to engage.



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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. Serial Number 4109A 16421 - Manufactured 2009

1.3. 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.

1.4. The furnace does not include sheet metal in front of the furnace at the combustion air area to protect the combustible work platform as recommended by the manufacturer. We recommend that the sheet metal be added according to the manufacturers instructions.

1.5. The vent pipe is functional.

1.6. The gas valve and connector are in acceptable condition.

1.7. The combustion-air vents for the gas furnace are functional.

1.8. The return air filter is dirty and should be changed soon and every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated.

1.9. The blades and motor on the circulating fan and motor are dirty. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service. We recommend that an HVAC contractor clean, service and evaluate the furnace.

1.10. The thermostat is functional.

1.11. The ducts are a modern flexible type. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.

1.12. One or more of the flexible ducts are crushed and should be serviced by a licensed HVAC contractor.

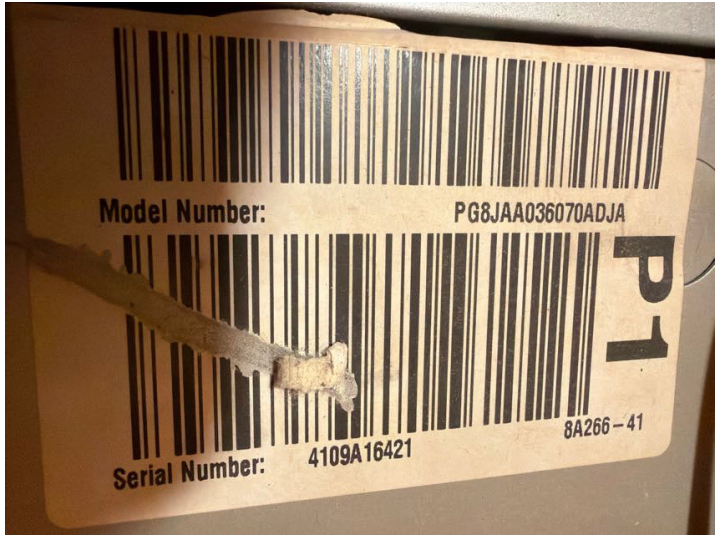
1.13. The registers are reasonably clean and functional.

1.14. There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

Heating & Air conditioning (continued)



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



Serial Number 4109A 16421 - Manufactured 2009



One or more of the flexible ducts are crushed and should be serviced by a licensed HVAC contractor.

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 master bedroom closet ceiling.
- 1.3. We evaluated the attic by direct access.
- 1.4. We were unable to access the entire attic due to the amount of insulation, conditions of clearance, and/or obstructions. We were able to access approximately 70% of the attic.
- 1.5. There are moisture stains on the attic ceiling at a roof penetration, which indicates a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current or occurred in the past. In any case, we recommend that it be further investigated or explained by the seller.
- 1.6. The lights are functional.
- 1.7. The electrical components that are fully visible appear to be in acceptable condition.
- 1.8. The visible roof framing consists of a factory-built truss system that is in acceptable condition. It is composed 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, 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.
- 1.9. Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.
- 1.10. The visible portions of the exhaust ducts are functional.
- 1.11. The heat vents appear to be functional.
- 1.12. 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.
- 1.13. The drainpipe vents that are fully visible are in acceptable condition.

Attics (continued)

1.14. The attic is well insulated with approximately nine inches or more of blown-in insulation, 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 older type of insulation, because this is a personal decision that is best made by the owners or the occupants.



There are moisture stains on the attic ceiling at a roof penetration, which indicates a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current or occurred in the past. In any case, we recommend that it be further investigated or explained by the seller.

Garages

1. Double-Car Garage

Observations:

- 1.1. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
- 1.2. The side door handle/hardware is loose, damaged, or does not function properly and should be serviced.
- 1.3. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
- 1.4. 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. The firewall separating the garage from the residence is functional.
- 1.6. The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.
- 1.7. There has been a drywall/plaster repair that should be explained by the seller.
- 1.8. The outlets that were tested are functional, and include ground-fault protection.
- 1.9. The lights are functional, and do not need service at this time.
- 1.10. The garage door and its hardware are functional.
- 1.11. The garage door has cosmetic damage that you should view for yourself.
- 1.12. The garage door opener is functional.
- 1.13. There is a mold-like substance present, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.

Garages (continued)



There is a mold-like substance present, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.



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Garages (continued)



The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.



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



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