

Cornerstone Inspection

Property Inspection Report



512 S Elm St, Arroyo Grande, CA 93420

Inspection prepared for: Steven Hensley

Real Estate Agent: -

Date of Inspection: 9/11/2026 Time: 9:00 AM

Age of Home: 1964 Size: 1579

Inspector: Greg Hines

Order ID: 14199

CREIA #166634

P.O. Box 1511, Pismo Beach, 93449

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Report Summary

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

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

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

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

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

Roofing

Page 17 Item: 2	Composition Shingle Observations	2.7. The southside roof is at the end of its serviceable life, and should be evaluated by a licensed roofing contractor, because it could leak and the cost of replacing it could affect you evaluation of the property.
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Plumbing Components

Page 27 Item: 4	Gas Water Heater Comments	4.20. There is no water shut-off valve on the gas water heater, which is required and should be installed. 4.21. The vent pipe should extend above the roofline, to safely discharge the bi-products of combustion beyond the residence, and should be serviced. 4.22. The vent pipe is disconnected and will not effectively draft the bi-products of combustion beyond the residence, and should be serviced. 4.23. We have observed a mold like staining within the water heater closet that should be evaluated by a specialist.
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Page 30 Item: 5	Electric Water Heater	5.8. There is no service disconnect at the water heater, which is required by current standards, unless the water heater is within fifty-feet and within the line of sight of the electrical panel. We recommend a qualified licensed plumber or electrical Contractor install a service disconnect. 5.9. The water heater is not correctly secured, and needs to be seismically strapped and braced in accordance with local standards.
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Electrical Service Panels

Page 32 Item: 1	Main Electrical Panel	1.11. Breakers in the main panel are serving two circuits, which could overload the circuits, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician as soon as possible, or before the close of escrow.
Page 33 Item: 2	Sub Panel Observations	2.8. The interior panel cover has one or more improper fasteners or screws and should be replaced.

Bedrooms

Page 36 Item: 1	Master Bedroom Observations	1.7. There is an open electrical junction box in the bedroom closet that should be sealed.
Page 37 Item: 3	Bedroom 3	3.5. There is no smoke alarm, and although one may not be mandated it is strongly recommended.

Heating & Air conditioning

Page 46 Item: 1	Forced Air Furnace	1.11. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.
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Garages

Page 50 Item: 1	Single Car Garage	1.14. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop. 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 clients were present during the inspection.
- 1.2. The seller's agent was present for the inspection.
- 1.3. The property was vacant during our inspection.
- 1.4. 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.
- 1.5. 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.
- 1.6. We do not inspect window coverings as a part of our service, however there are blinds present with pull cords that have been found to be a choke hazard, especially if small children occupy the home. These cords should be secured within the windowsill area at a point where they can only be reached by an adult.
- 1.7. The home includes a security system that we do not have the expertise to evaluate and typically requires a third-party to activate.
- 1.8. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately at (805) 619-5092 to arrange for a contract. This inspection is invalid without a signed contract. The contract may be signed after the inspection has been performed and can be sent and received by e-mail or FAX. Our insurance requires a contract for every inspection, and without one, there is no insurance coverage.
- 1.9. The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.
- 1.10. Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.
- 1.11. The residence includes a whole house fan that we do not have the expertise to evaluate.

Site and Other Comments (continued)

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. Grading and Drainage

Observations:

1.1. 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.

1.2. Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal. We did not see any evidence of moisture threatening the living space.

1.3. 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.

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

1.5. 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.

1.6. The drainage system includes a sump pump which is beyond our scope of inspection, however it must be kept clean and monitored periodically or drainage problems could result. It should be disclosed as to where the sump drains to and its service/maintenance history.

Exterior (continued)

2. Exterior Wall Cladding

Observations:

2.1. The exterior house walls are clad with stucco, wooden and brick veneer siding.

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

2.3. There are typical cracks in the stucco, 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 this confirmed by a specialist.

2.4. There are stains present that may be difficult to remove.

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



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



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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The siding needs typical maintenance such as sealing and painting.

3. Hard Surfaces

Observations:

- 3.1. The driveway is in acceptable condition.
- 3.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 3.3. The walkways are in acceptable condition.
- 3.4. The patio surface is in acceptable condition.
- 3.5. 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.
- 3.6. There is one or more offsets in the walkways that could prove to be trip-hazards.
- 3.7. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

Exterior (continued)



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4. Wood Trim, Fascia and Eave

Observations:

- 4.1. Sections of the fascia, trim and eave need maintenance type service such as sealing and painting.
- 4.2. Sections of the fascia board or wood trim are weathered and have separated slightly, and should be serviced to prevent further deterioration.
- 4.3. 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.



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



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

5. Electrical Components

Observations:

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

5.2. The outlets are functional and include ground-fault protection.

5.3. 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)

6. Sliding Glass Doors and Screens

Observations:

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

6.2. The lock on the master bedroom sliding glass door is missing or broken and should be repaired.

6.3. The slider screens are missing, and you may wish to have them replaced.

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. Some of the windows are not the same age, and the older ones may not be as efficient as the newer ones.

7.4. 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.

7.5. The single pane window tracks will need to be cleaned and kept clean to prevent mildew or mold from growing.

7.6. 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.

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

Exterior (continued)

9. Yard and Retaining Walls

Observations:

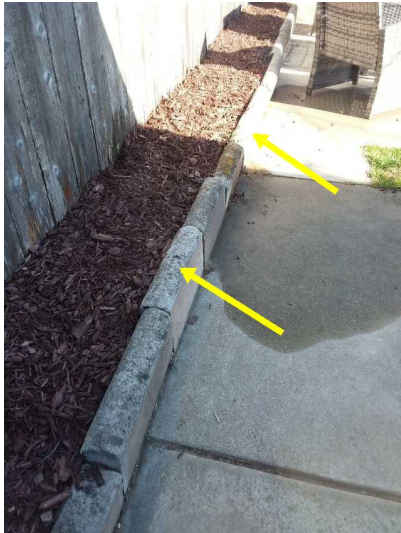
9.1. The yard walls may have some cosmetic damage but are functional.

9.2. Some of the planter block-caps are loose or missing and should be serviced.

9.3. There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and not in any danger of falling.

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

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



Some of the planter block-caps are loose or missing and should be serviced.



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

10. Landscaping

Observations:

10.1. 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.

Exterior (continued)

11. Patio Room

Observations:

11.1. The Patio room is located adjacent to the bedrooms.

11.2. The patio room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

11.3. The carbon monoxide alarm responded to the test button, but should be checked periodically.

11.4. The lights are functional.

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

11.6. One or more windows may have a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.

11.7. There are small moisture stains around the window that confirms moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

11.8. There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

11.9. The windows sills are cosmetically damaged which you should view for yourself.

11.10. The door is functional but has damage you should view for yourself.

11.11. The walls in the patio room have cosmetic damage that you should view for yourself.

11.12. The floor has no significant defects.

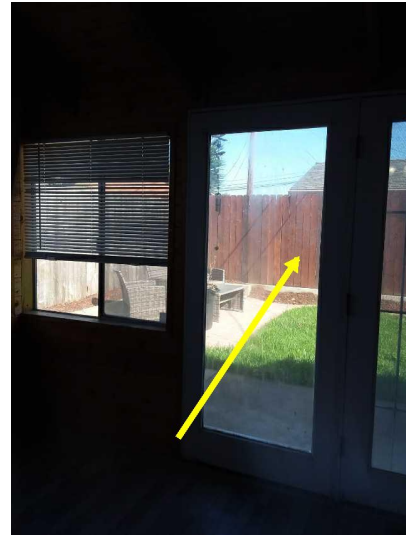
11.13. The floor is out of level. We can elaborate, but this condition should be evaluated by a structural engineer or a foundation contractor.

11.14. The floor slopes and was probably once an exterior surface, such as that of a porch or patio.

Exterior (continued)



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



One or more windows may have a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.

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

1.3. 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.

1.4. The roof only has partial gutters and a full system of gutters is recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.



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

Roofing (continued)

2. Composition Shingle Observations

Observations:

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

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

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

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

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

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

2.6. The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

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

Roofing (continued)



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



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



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



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

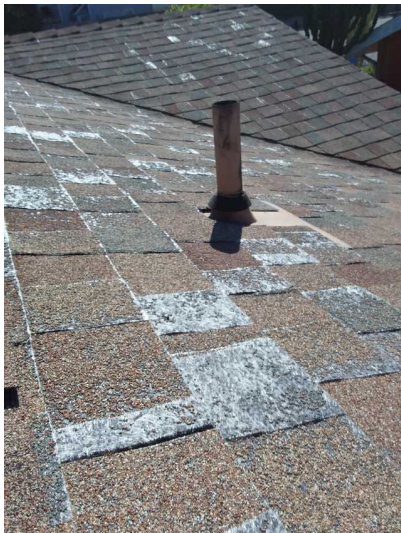
Roofing (continued)



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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. The chimney damper is functional.

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

1.5. If small children occupy or visit this residence, the control key for the gas valve should be kept beyond their reach.

1.6. 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.

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

1.8. There is evidence that implies the flue may be leaking which should be evaluated to determine if the flue is leaking, or the roof flashing is defective.

1.9. The fireplace glass doors are functional.

1.10. The fireplace hearth is in acceptable condition.

1.11. The fireplace mantle is in acceptable condition.

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

1.13. This chimney extends more than six feet above the roofline and is not braced, and you may wish to consider having it braced, or have a specialist evaluate.

Fireplace (continued)



There is evidence that implies the flue may be leaking which should be evaluated to determine if the flue is leaking, or the roof flashing is defective.



This chimney extends more than six feet above the roofline and is not braced, and you may wish to consider having it braced, or have a specialist evaluate.



This chimney extends more than six feet above the roofline and is not braced, and you may wish to consider having it braced, or have a specialist evaluate.

Plumbing Components

1. Water Supply Comments

Observations:

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

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

1.3. 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.

1.4. The potable water pipes within this residence are predominantly galvanized, and are assumed to be original. While they may be in acceptable condition, their service life is generally considered 40 to 50 years. They will produce rusty looking water from time to time. And, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, some of these pipes have been replaced with copper, and you should expect to continue replacing others.

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



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



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

Plumbing Components (continued)

2. Gas Service Information

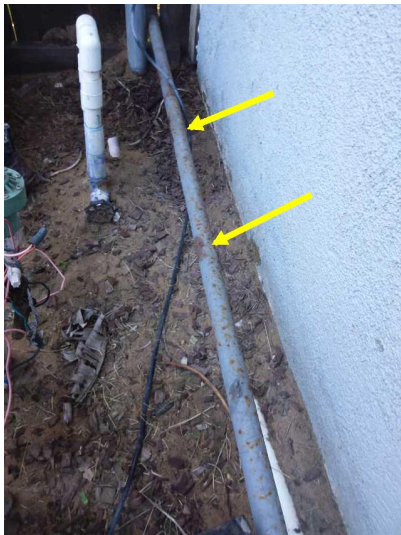
Observations:

2.1. Natural gas is odorized in the manufacturing process. Should you smell 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. A gas pipe on the exterior and in garage of the home is rusted and should be painted to prevent further corrosion.



A gas pipe on the exterior of the home is 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.

Plumbing Components (continued)



A gas pipe on the exterior and in garage of the home is 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. A sprinkler valve located at the right side is leaking and should be repaired.

3.3. 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

3.4. A hose bib has been capped which implies it might be dripping, which you may want to have evaluated.

3.5. A hose bib at the right side leaks when activated and should be serviced.

Plumbing Components (continued)



A sprinkler valve located at the right side is leaking and should be repaired.



A hose bib at the right side leaks when activated and should be serviced.



A hose bib has been capped which implies it might be dripping, which you may want to have evaluated.

Plumbing Components (continued)

4. Gas Water Heater Comments

Observations:

- 4.1. Hot water is provided by a 40 gallon gas water heater that is located in the exterior closet.
- 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 7 years old.
- 4.4. The gas control valve and its connector at the water heater is presumed to be functional.
- 4.5. There is no drip leg which is required by today's standards.
- 4.6. 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.
- 4.7. The vent pipe should extend a minimum 5 feet above the flue collar, to safely discharge the bi-products of combustion beyond the residence, and should be serviced.
- 4.8. The vent pipe is negatively pitched. To ensure a positive draft, it should rise at one-quarter inch per foot, and should be serviced.
- 4.9. The temperature pressure relief valve discharge pipe has not been correctly installed. It must terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.
- 4.10. The discharge pipe from the relief valve should be extended beyond the exterior closet, so that if it activates water will not contaminate the closet walls.
- 4.11. The drain valve of the gas water heater is in place and presumed to be functional.
- 4.12. 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.
- 4.13. The water heater appears to have adequate combustion-air.
- 4.14. The water heater is seismically secured.
- 4.15. The floor of the water heater closet is damaged but serviceable.
- 4.16. There is a moisture stain on the wall or ceiling that should be explained or explored further.
- 4.17. The base of the water heater closet door is moisture damaged and delaminating, and should be repaired.
- 4.18. The termite inspector should be alerted to evaluate moisture damage at the base of the water heater closet door.

Plumbing Components (continued)

4.19. There has been a drywall repair that should be evaluated or explained.

4.20. There is no water shut-off valve on the gas water heater, which is required and should be installed.

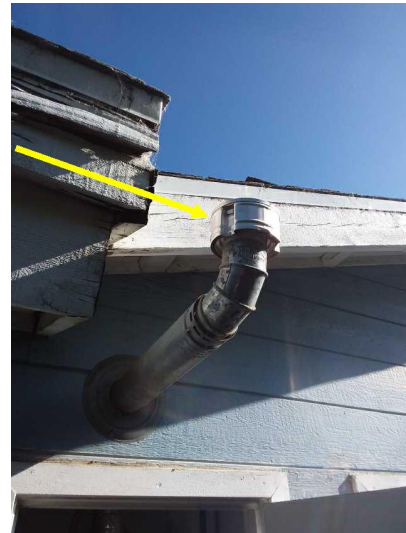
4.21. The vent pipe should extend above the roofline, to safely discharge the bi-products of combustion beyond the residence, and should be serviced.

4.22. The vent pipe is disconnected and will not effectively draft the bi-products of combustion beyond the residence, and should be serviced.

4.23. We have observed a mold like staining within the water heater closet that should be evaluated by a specialist.



The vent pipe is disconnected and will not effectively draft the bi-products of combustion beyond the residence, and should be serviced.



The vent pipe should extend above the roofline, to safely discharge the bi-products of combustion beyond the residence, and should be serviced.

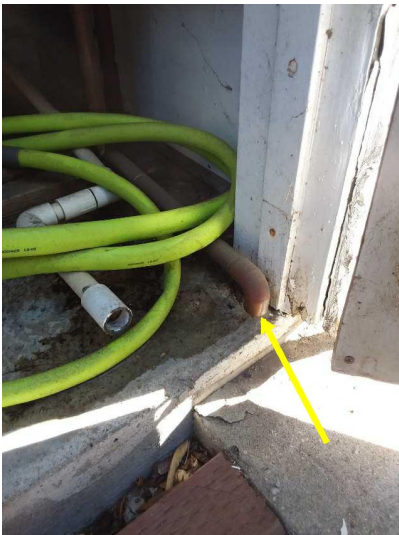
Plumbing Components (continued)



The vent pipe should extend a minimum 5 feet above the flue collar, to safely discharge the bi-products of combustion beyond the residence, and should be serviced.



The vent pipe is negatively pitched. To ensure a positive draft, it should rise at one-quarter inch per foot, and should be serviced.



The discharge pipe from the relief valve should be extended beyond the exterior closet, so that if it activates water will not contaminate the closet walls.



We have observed a mold like staining within the water heater closet that should be evaluated by a specialist.

Plumbing Components (continued)



We have observed a mold like staining within the water heater closet that should be evaluated by a specialist.



We have observed a mold like staining within the water heater closet that should be evaluated by a specialist.

Plumbing Components (continued)

5. Electric Water Heater

Observations:

5.1. There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from 5 to 8 years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

5.2. Hot water is provided by a 19 gallon electric water heater that is located in the patio room.

5.3. The water heater is functional and was not leaking at the time of our inspection.

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

5.5. The drain valve is in place and presumed to be functional.

5.6. The discharge pipe is plumbed incorrectly to discharge into a drain pan. It or the drain pan should be plumbed to discharge at the exterior and terminate at a point no more than twenty-four inches above grade and no less than six inches to it.

5.7. The water heater is equipped with a drip pan and a drainpipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

5.8. There is no service disconnect at the water heater, which is required by current standards, unless the water heater is within fifty-feet and within the line of sight of the electrical panel. We recommend a qualified licensed plumber or electrical Contractor install a service disconnect.

5.9. The water heater is not correctly secured, and needs to be seismically strapped and braced in accordance with local standards.

Plumbing Components (continued)



The discharge pipe is plumbed incorrectly to discharge into a drain pan. It or the drain pan should be plumbed to discharge at the exterior and terminate at a point no more than twenty-four inches above grade and no less than six inches to it.



The water heater is not correctly secured, and needs to be seismically strapped and braced in accordance with local standards.

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 roter service, most of which are relatively inexpensive.

6.3. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

1.2. 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. Various circuits are not legible or labeled, which is recommended.

1.6. The service entrance mast weather head and cleat are in acceptable condition.

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

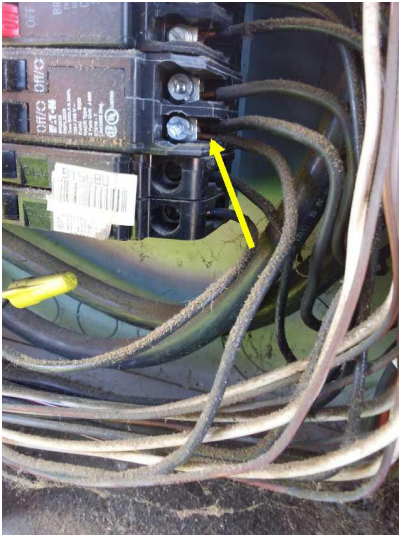
1.8. One of more of the romex wires coming into the box does not have a protective clamp which could result in physical damage to the wire.

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

1.10. The panel is correctly grounded to a driven rod.

1.11. Breakers in the main panel are serving two circuits, which could overload the circuits, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician as soon as possible, or before the close of escrow.

Electrical Service Panels (continued)



Breakers in the main panel are serving two circuits, which could overload the circuits, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician as soon as possible, or before the close of escrow.



Breakers in the main panel are serving two circuits, which could overload the circuits, and there is no room within the panel to add additional breakers. This condition should be evaluated by an electrician as soon as possible, or before the close of escrow.

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located in the garage.

2.3. The electrical sub panel has no visible deficiencies.

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

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

2.6. The circuit breakers have no visible deficiencies.

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

2.8. The interior panel cover has one or more improper fasteners or screws and should be replaced.

Electrical Service Panels (continued)



The interior panel cover has one or more improper fasteners or screws and should be replaced.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

1.3. An exterior light does not respond, and should be serviced or demonstrated as functional.

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.

Interior Space (continued)



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

3. Dining Room

Observations:

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

4. 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 smoke detector responded to the test button, but should be checked periodically.
- 4.4. The carbon monoxide detector is functional, but should be checked periodically.
- 4.5. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the end of the hallway.
- 1.2. The smoke alarms responded to the test button, but should be checked and tested periodically.
- 1.3. The bedroom appears to be either an addition, or a part of one, and 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.
- 1.4. The carbon monoxide detector is functional, but should be checked periodically.
- 1.5. It would be prudent to add a door stop at the patio room door to protect the wall that it opens into.
- 1.6. Closet doors are missing and you may wish to have it installed.
- 1.7. There is an open electrical junction box in the bedroom closet that should be sealed.



There is an open electrical junction box in the bedroom closet that should be sealed.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 2nd bedroom door on the right going down the hallway.
- 2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.3. The carbon monoxide detector is functional, but should be checked periodically.
- 2.4. The floor or closet baseboard is worn or cosmetically damaged, which you should view for yourself.

Bedrooms (continued)

3. Bedroom 3

Observations:

3.1. This bedroom is located at the 1st bedroom door on the right going down the hallway.

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

3.3. A window is too high or too small to facilitate an emergency exit or egress. Bedroom windows should measure 24" high by 20" wide, with an optimum sill height of 44", to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus.

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

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



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



A window is too high or too small to facilitate an emergency exit or egress. Bedroom windows should measure 24" high by 20" wide, with an optimum sill height of 44", to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus.

Kitchen

1. General Comments

Observations:

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

2. Cabinets

Observations:

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

3. Countertop

Observations:

3.1. The counter top is functional.

4. Electrical Components

Observations:

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

4.2. One or more outlets is not secure, and should be evaluated and serviced by a licensed electrical contractor.

4.3. The lights are functional.



One or more outlets is not secure, and should be evaluated and serviced by a licensed electrical contractor.

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.

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



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

Kitchen (continued)

10. Gas Range & Cook Top

Observations:

10.1. The gas cook top is functional.

11. Built-in Ovens

Observations:

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

Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. This bathroom is a three-quarter and is located adjacent to the master bedroom.
- 1.2. The cabinets are in acceptable condition.
- 1.3. The sink countertop is functional.
- 1.4. The bathroom sinks are functional.
- 1.5. The mechanical sink stopper on right will need to be adjusted to engage.
- 1.6. The trap and drain are functional.
- 1.7. The drain lines below the sink are either negatively pitched, make unnecessary turns, include an illegal S-trap or have had amateur repairs, and should be evaluated by a plumber.
- 1.8. The outlets are functional and include ground-fault protection.
- 1.9. The lights are functional.
- 1.10. There is no exhaust fan and although there are operable windows, we recommend one be installed.
- 1.11. The toilet is functional.
- 1.12. One toilet is identified as being a low-flush type. 1.6gpf
- 1.13. One toilet is identified as being a low flush type. 1.28gpf
- 1.14. The stall shower is functional.
- 1.15. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 1.16. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 1.17. One door handle does not include a privacy lock, which you may wish to have installed.

Bathrooms (continued)

2. Hallway Bathroom

Observations:

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

2.2. The cabinets are in acceptable condition.

2.3. 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 sink employs an unconventional flexible drainpipe that could contribute to blockages.

2.8. The outlets are functional and include ground-fault protection.

2.9. The lights are functional.

2.10. The exhaust fan is functional.

2.11. The toilet is functional.

2.12. The toilet is identified as being a low-flush type. 1.6gpf

2.13. The stall shower is functional.

2.14. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.

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

2.16. The ceiling heater is functional.

Bathrooms (continued)



The sink employs an unconventional flexible drainpipe that could contribute to blockages.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within the patio 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 sink and countertop are functional.
- 1.9. The sink faucet is functional.
- 1.10. The valves and connector below the sink are functional.
- 1.11. The trap and drain at the sink are functional.
- 1.12. The sink employs an unconventional flexible drainpipe that could contribute to blockages.
- 1.13. The cabinets are functional, and do not have any significant damage.

Laundry (continued)



There is no cap on the gas valve. The gas valve should be capped when not in use.



The sink employs an unconventional flexible drainpipe that could contribute to blockages.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the attic.
- 1.2. The furnace is not original and you should obtain documentation of its replacement for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.
- 1.3. The vent pipe is functional.
- 1.4. The gas valve and connector are in acceptable condition.
- 1.5. The combustion-air vents for the gas furnace are functional.
- 1.6. The return-air compartment is in acceptable condition.
- 1.7. The circulating fan is clean and functional.
- 1.8. The thermostat is functional.
- 1.9. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.
- 1.10. The registers are reasonably clean and functional.
- 1.11. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.



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



Serial number 2902A26122 - Manufactured 2002

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 a master closet ceiling.

1.3. We evaluated the attic by direct access.

1.4. The lights are functional.

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

1.6. 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.

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

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

1.9. The heat vents appear to be functional.

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

Attics (continued)



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

Attics (continued)

2. Garage Attic

Observations:

2.1. 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.

2.2. The attic can be accessed through a hatch located in the garage ceiling.

2.3. We evaluated the attic by direct access.

2.4. There is no insulation within the garage attic, which is not required by current standards.

2.5. The lights are functional.

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

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

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

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

Garages

1. Single Car Garage

Observations:

1.1. The side door is functional.

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

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 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 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.

1.6. The walls are sheathed and in acceptable condition however they have cosmetic damage you should view for yourself.

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

1.8. One of the outlets is not GFCI protected, which is allowed in this jurisdiction.

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

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

1.11. The garage door and its hardware are functional.

1.12. The garage door opener is functional.

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

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

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)



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



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.



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.



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

Garages (continued)



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



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