

Cornerstone Inspection

Property Inspection Report



645 Moss Ave, Paso Robles, CA 93446

Inspection prepared for: Patrick (Katie is acting Executor) Malloy

Real Estate Agent: -

Date of Inspection: 8/19/2026 Time: 9:00 AM

Age of Home: 1954 Size: 2200

Inspector: Greg Hines

Order ID: 14140

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.

Site and Other Comments

Page 7 Item: 2	Environmental Comments	2.6. There are no carbon monoxide detectors present adjacent to some of the sleeping areas which is an important safety component that should be installed within the home and is required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance.
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Exterior

Page 19 Item: 10	Guardrails	10.5. The guardrail is not secure, and should be serviced.
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Plumbing Components

Page 30 Item: 4	Gas Water Heater Comments	4.12. The discharge pipe is plumbed incorrectly to discharge into the sub area which is improper and 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.
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Interior Space

Page 33 Item: 2	Living Room	2.8. The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.
Page 34 Item: 3	Dining Room	3.9. The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Page 36 Item: 4	Family Room	4.16. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly. 4.17. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.
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Bedrooms

Page 40 Item: 1	Master Bedroom Observations	1.16. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 1.17. There is not a carbon monoxide alarm within the bedroom, which is required when there is a fireplace or gas appliance in the bedroom. 1.18. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly. 1.19. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.
Page 42 Item: 2	Bedroom 2	2.7. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
Page 43 Item: 3	Bedroom 3	3.9. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
Page 44 Item: 4	Bedroom 4	4.6. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 4.7. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Page 45 Item: 5	Bedroom 5	5.9. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 5.10. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor. 5.11. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground. 5.12. A ceiling light is loose or missing which should be replaced or the electrical box sealed.
Page 47 Item: 6	Bedroom 6	6.8. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 6.9. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Kitchen

Page 49 Item: 4	Electrical Components	4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. 4.3. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground. 4.4. There is exposed romex or electrical cabling that should be protected by installing the romex inside the wall cavity, or properly wired into conduit.
Page 49 Item: 5	Sink and Faucet	5.5. There is a leak below the sink, which should be repaired.
Page 51 Item: 8	Gas Range & Cook Top	8.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

Bathrooms

Page 52 Item: 1	1st Guest Bathroom	1.20. We have observed a mold like substance that should be evaluated by a certified specialist.
Page 54 Item: 2	2nd Guest Bathroom	2.17. The outlets are functional, but should be upgraded to have ground-fault protection.
Page 55 Item: 3	Powder Room	3.14. The toilet is loose, and should be secured.

Laundry

Page 57 Item: 1	Laundry Area	1.17. A ceiling light is missing which should be replaced or the electrical box sealed. 1.18. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.
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Heating & Air conditioning

Page 59 Item: 1	Forced Air Furnace	1.16. The furnaces are functional. However, they are 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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Site and Other Comments

1. Site and General Information

Observations:

- 1.1. The clients were present during the inspection.
- 1.2. The buyer's agent was present during the inspection.
- 1.3. The residence is furnished, and in accordance with California Real Estate Inspection Association(CREIA) standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.
- 1.4. 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 on 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 property is due for repairs and renovations and numerous defects have been found. This report identifies many, but not all of the items that will need repair or replacement. We recommend you obtain estimates from a general contractor, because the cost of renovation could affect your evaluation of the property.

Site and Other Comments (continued)

1.12. We do not evaluate the property for ascetic conditions, however we have noted that some of the flooring has cosmetic damage in various areas that you should view for yourself.

1.13. We do not evaluate the property for ascetic conditions, however we have noted that some of the walls have cosmetic damage in various areas which you should view for yourself.

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. We have detected a mold-like substance within the residence which should be evaluated by a mold specialist or environmental hygienist. You can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/iaqmoldsmoldguide.html>, which can be downloaded.

2.3. We have noticed the presence of pest droppings and you may wish to have a pest control company evaluate.

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

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

2.6. There are no carbon monoxide detectors present adjacent to some of the sleeping areas which is an important safety component that should be installed within the home and is required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance.

Site and Other Comments (continued)



We have noticed the presence of pest droppings and you may wish to have a pest control company evaluate.

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.

1.2. The landscaping includes pre-cast concrete accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

Exterior (continued)

2. Grading and Drainage

Observations:

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

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

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

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

2.5. There is evidence of moisture intrusion within the residence that we will point out, which should be remediated by a licensed specialist. However, you should also be aware that where moisture goes molds may follow.

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

2.7. 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.

2.8. The residence has sand bags around the perimeter which you should ask the sellers about.

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

Exterior (continued)

2.10. There is an accumulation of silt and debris in some of the catch basins that should be removed. If the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

2.11. There is standing water or debris visible within the area drains, which could be indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.

2.12. There are missing or broken area drain covers. This could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

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

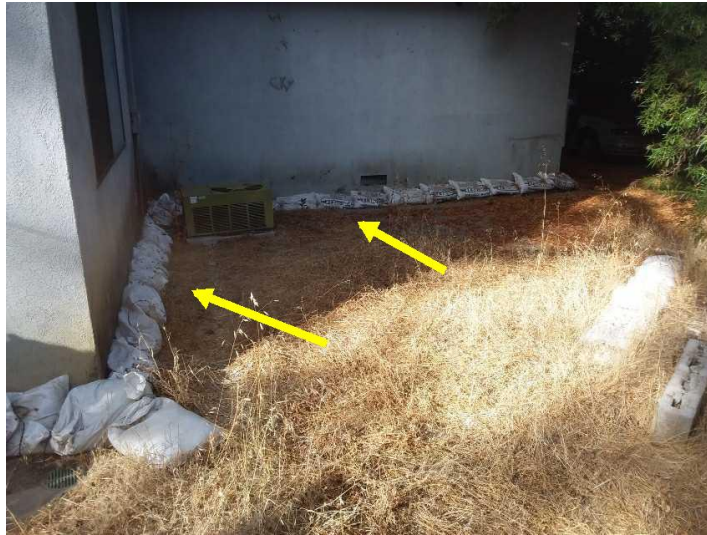


There is standing water or debris visible within the area drains, which could be indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.



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

Exterior (continued)



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

Exterior (continued)

3. Exterior Wall Cladding

Observations:

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

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

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

3.4. 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.

3.5. Portions of the stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

3.6. There are atypical cracks in the stucco that along with cracks in other hard surfaces could indicate unstable or expansive soils. You may wish to have this evaluated by a specialist such as a foundation specialist.

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

3.8. There are separations or nail-pops on the siding that need to be serviced/sealed.

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

Exterior (continued)



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



There are stains present that may be difficult to remove.



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



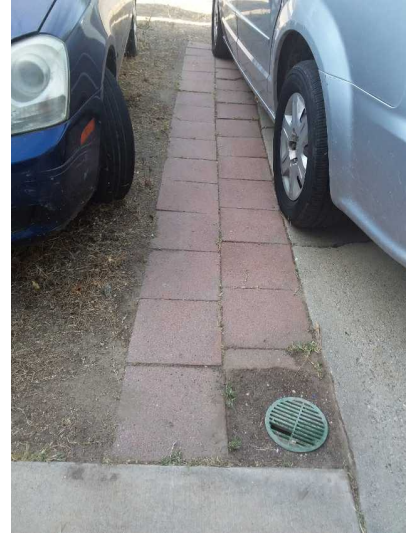
There are separations or nail-pops on the siding that need to be serviced/sealed.

Exterior (continued)

4. Hard Surfaces

Observations:

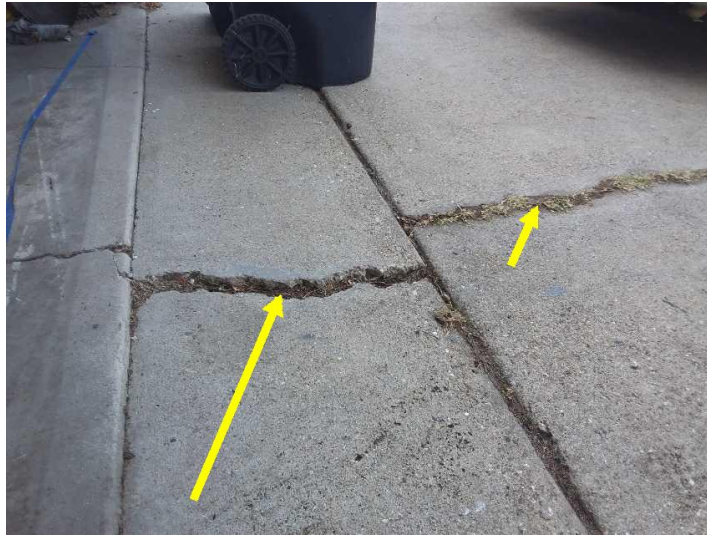
- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. There are cracks or offsets in the driveway or walkways which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



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

The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

Exterior (continued)



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

5. Wood Trim, Facia and Eave

Observations:

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

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



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

Exterior (continued)

6. Electrical Components

Observations:

6.1. The exterior outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the 1st guest bathroom.

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

6.3. We 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.



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

Exterior (continued)

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

7.5. 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.

7.6. Many of the window screens are damaged or missing. Screens are often removed for aesthetic reasons, but you may wish to have them replaced or installed.

8. Fences and Gates

Observations:

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

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

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

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

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

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

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

Exterior (continued)



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

9. Landscaping

Observations:

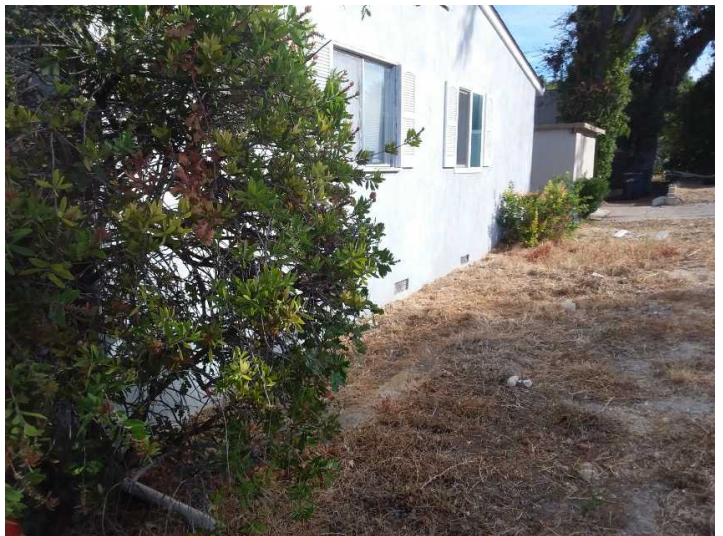
9.1. There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

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

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



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



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

Exterior (continued)

10. Guardrails

Observations:

10.1. The balcony/deck guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.

10.2. The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

10.3. If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

10.4. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. While there are walk off's less than 30 inches, appropriate precautions should be taken to safeguard children and the elderly.

10.5. The guardrail is not secure, and should be serviced.



There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. While there are walk off's less than 30 inches, appropriate precautions should be taken to safeguard children and the elderly.



The balcony/deck guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.

Exterior (continued)



The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.



The guardrail is not secure, and should be serviced.

Foundation Comments

1. Crawlspace Observations

Observations:

1.1. This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. 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.

1.2. We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

1.3. The crawlspace can be accessed within the master bedroom closet.

1.4. The crawlspace is accessible and in acceptable condition.

1.5. Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.

1.6. There are stains or moisture damage to the sub-floor beneath the residence. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resulting damage to the intermediate floor framing.

1.7. The foundation is raised, bolted and built to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural or seismic standards.

1.8. There are some relatively small vertical cracks in the block walls, which are probably attributable to shrinkage and have little structural significance. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue.

Foundation Comments (continued)

1.9. There are cracks or unsquare openings within the residence that are indicative of movement, which could be attributable to common settling or seismic activity. However, inasmuch as structures can move more or less continuously in the presence of expansive soils, and we cannot rule this out, only a geologist or structural engineer could predict further movement. We can elaborate on this issue if you wish, but you should consult a specialist.

1.10. The floors are generally wavy or uneven throughout the residence. We can elaborate if necessary, but you should have a specialist conduct a manometer survey or comment on this condition.

1.11. The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

1.12. The cripple walls do not include shear panel and will remain seismically vulnerable, and therefore should be upgraded.

1.13. The electrical components that are visible within the crawlspace appear to be in acceptable condition.

1.14. 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 a crawlspace can be difficult to detect until significant damage is evident elsewhere.

1.15. Ventilation of the foundation crawlspace is conventional and should be adequate.

1.16. There is no floor insulation which would not have been required when this residence was constructed.



There are stains or moisture damage to the sub-floor beneath the residence. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resulting damage to the intermediate floor framing.



Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.

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.

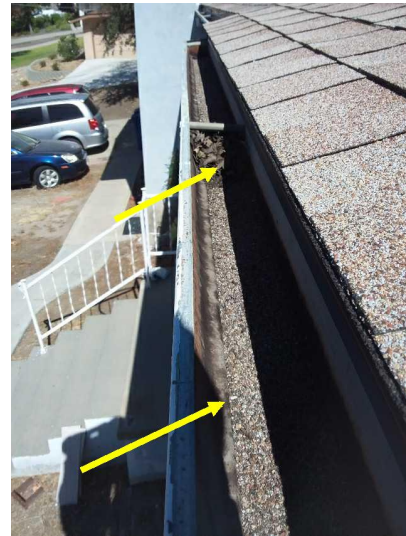
1.3. It would be prudent to have splash blocks installed at the bottom of the downspouts, to divert water away from the house and its foundation.

1.4. The gutters need to be serviced, such as reconnecting, sealing separated seams, cleaning them or making sure they are secure.

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



The gutters need to be serviced, such as reconnecting, sealing separated seams, cleaning them or making sure they are secure.



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

Roofing (continued)



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 field shingles are losing granules, or in the primary stages of decomposition, which means that the roof will be more susceptible to leakage and must be monitored, but you may wish to have a specialist evaluate it.

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

2.5. 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.

2.6. 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.

Roofing (continued)



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.

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Plumbing Components

1. Water Supply Comments

Observations:

- 1.1. The main water shut-off valve is located at the rear of the house.
- 1.2. The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.
- 1.3. The main water shut off valve handle is missing or broken and it should be repaired.
- 1.4. The main water shutoff valve is an older "Gate" style valve. This older valve may no longer properly function. We recommend it be upgraded to a newer "Ball" valve.
- 1.5. The potable water pipes within this residence are galvanized, and assumed to be original. While they may be in acceptable condition, their service life is generally considered 40 to 50 years. They may 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 endorse them.
- 1.6. 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.

Plumbing Components (continued)



The main water shut off valve handle is missing or broken and it should be repaired.



The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.

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 rear of the home, unit or building.

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

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

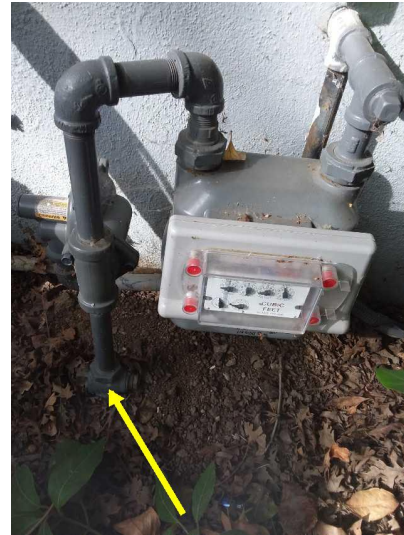
2.5. A gas pipe on the exterior of the home should be capped when not in use.

2.6. Corrugated Stainless Steel Tubing (CSST) is included for gas supply piping. Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor (Section 7196.2 to the Business and Professions code, SB 998). We recommend a qualified licensed electrical contractor certify proper bonding and grounding per the manufacture and California State standards.

Plumbing Components (continued)



A gas pipe on the exterior of the home should be capped when not in use.



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



Corrugated Stainless Steel Tubing (CSST) is included for gas supply piping. Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor (Section 7196.2 to the Business and Professions code, SB 998). We recommend a qualified licensed electrical contractor certify proper bonding and grounding per the manufacture and California State standards.

3. Irrigation and Hose Bibb Information

Observations:

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

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

3.3. A hose bib at the rear has a missing or broken handle, which should be replaced. However, we may not have located and tested every hose bib on the property.

Plumbing Components (continued)



A hose bib at the rear has a missing or broken handle, which should be replaced. However, we may not have located and tested every hose bib on the property.

Plumbing Components (continued)

4. Gas Water Heater Comments

Observations:

- 4.1. Hot water is provided by a 40 gallon gas water heater that is located in the hall 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 4 years old.
- 4.4. 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.
- 4.5. The gas control valve and its connector at the water heater is presumed to be functional.
- 4.6. The vent pipe is functional.
- 4.7. 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.
- 4.8. The drain valve of the gas water heater is in place and presumed to be functional.
- 4.9. 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.
- 4.10. The water heater appears to have adequate combustion-air.
- 4.11. The water heater is seismically secured.
- 4.12. The discharge pipe is plumbed incorrectly to discharge into the sub area which is improper and 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.

Plumbing Components (continued)

5. Waste and Drain Systems

Observations:

5.1. The visible portions of the drainpipes are an older cast-iron, with some newer ABS pipes which is more dependable than the cast-iron drainpipes.

5.2. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roter service, most of which are relatively inexpensive.

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

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

5.5. A clean-out is located at the right side.

Electrical Service Panels

1. Main Electrical Panel

Observations:

- 1.1. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.
- 1.2. The residence is served by a 100 amp main electrical panel, located at the rear of the home or unit.
- 1.3. The interior cover for the main electrical panel is in acceptable condition.
- 1.4. The exterior cover for the main electrical panel has loose or missing hinges, and should be serviced.
- 1.5. Various circuits are not 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. 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 panel is grounded to a water pipe.



Various circuits are not labeled, which is recommended.

Interior Space

1. Main Entry

Observations:

- 1.1. The front door is functional.
- 1.2. The doorbell does not work and should be serviced.
- 1.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 1.4. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.
- 1.5. The floor is worn or cosmetically damaged, which you should view for yourself.

2. Living Room

Observations:

- 2.1. The living room is located adjacent to the dining room.
- 2.2. The lights are functional.
- 2.3. One or more window screens are damaged, which you may wish to have repaired.
- 2.4. Walls/ceilings have cosmetic damage that you should view for yourself.
- 2.5. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.
- 2.6. There has been a drywall/plaster repair that should be explained by the seller.
- 2.7. The floor is worn or cosmetically damaged, which you should view for yourself.
- 2.8. The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Interior Space (continued)



The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

3. Dining Room

Observations:

3.1. The Dining room is located adjacent to the main entry.

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

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

3.4. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

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

3.6. The floor is moisture damaged, and should be evaluated by a specialist.

3.7. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

3.8. The laminate floors are lifting in a few areas which should be evaluated. The cause could be moisture from an outside source or improper installation.

3.9. The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Interior Space (continued)



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



The ungrounded and obsolete outlets in the living room should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Interior Space (continued)

4. Family Room

Observations:

4.1. The family room is located adjacent to the garage.

4.2. The Family 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.

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

4.4. One or more of the window screens are missing, which you may wish to have replaced.

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

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

4.7. 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.

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

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

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

4.11. There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

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

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

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

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

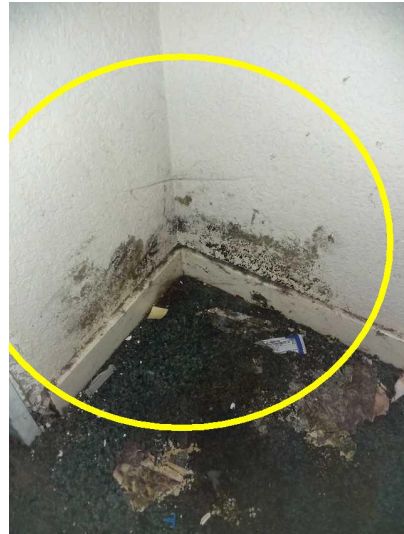
4.16. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

Interior Space (continued)

4.17. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.



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



There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.



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



The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

Interior Space (continued)

5. Main Hallway

Observations:

- 5.1. This hallway leads to guest bedroom 4 -6.
- 5.2. The smoke detector responded to the test button, but should be checked periodically.
- 5.3. 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.
- 5.4. The lights are functional.
- 5.5. Walls/ceilings have cosmetic damage that you should view for yourself.
- 5.6. The floor is worn or cosmetically damaged, which you should view for yourself.
- 5.7. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

6. Upstairs Hallway

Observations:

- 6.1. This hallway leads to guest bedroom 2 and 3.
- 6.2. The smoke detector responded to the test button, but should be checked periodically.
- 6.3. The carbon monoxide detector is functional, but should be checked periodically.
- 6.4. A ceiling light does not respond, and should be serviced.
- 6.5. Walls/ceilings have cosmetic damage that you should view for yourself.
- 6.6. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.
- 6.7. There has been a drywall/plaster repair that should be explained by the seller.
- 6.8. The floor is worn or cosmetically damaged, which you should view for yourself.

Interior Space (continued)



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



The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

7. Stairs

Observations:

7.1. We have evaluated the stairs and landing, and found them to be in acceptable condition.

7.2. The walls and ceiling have typical cosmetic damage, which you should view for yourself.

7.3. The walls in the area of the stairs and landing have stress fractures, which have resulted from movement. We can elaborate on this issue, but you may wish to have a specialist comment. Also, you should be aware that such cracks can reappear if they are not repaired correctly.

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

7.5. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located adjacent to the family room.
- 1.2. 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.
- 1.3. It would be prudent to add door stops at the doors to protect the walls that they open into.
- 1.4. The door rubs and needs to be serviced to open and close smoothly.
- 1.5. The bedroom entry door does not open and close smoothly and should be serviced.
- 1.6. The bedroom door is damaged, which you should view for yourself.
- 1.7. The closet door rubs and needs to be serviced to open and close smoothly.
- 1.8. A ceiling light in the bedroom does not respond, and should be serviced.
- 1.9. A light cover or globe is missing and should be installed.
- 1.10. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.
- 1.11. Walls/ceilings have cosmetic damage that you should view for yourself.
- 1.12. There has been a drywall/plaster repair that should be explained by the seller.
- 1.13. The floor is worn or cosmetically damaged, which you should view for yourself.
- 1.14. The floor is moisture damaged, and should be evaluated by a specialist.
- 1.15. The floor is out of level. We can elaborate, but this condition should be evaluated by a structural engineer or a foundation contractor.
- 1.16. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
- 1.17. There is not a carbon monoxide alarm within the bedroom, which is required when there is a fireplace or gas appliance in the bedroom.
- 1.18. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.
- 1.19. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.

Bedrooms (continued)



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



The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.



There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.



There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.

Bedrooms (continued)



There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the end of the upstairs hallway.
- 2.2. The closet door rubs and needs to be serviced to open and close smoothly.
- 2.3. One or more window screens are damaged, which you may wish to have repaired.
- 2.4. Walls/ceilings have cosmetic damage that you should view for yourself.
- 2.5. There has been a drywall/plaster repair that should be explained by the seller.
- 2.6. The floor is worn or cosmetically damaged, which you should view for yourself.
- 2.7. There is no smoke alarm, and although one may not be mandated it is strongly recommended.

Bedrooms (continued)

3. Bedroom 3

Observations:

3.1. This bedroom is located up the stairs first door to the left.

3.2. It would be prudent to add door stops at the doors to protect the walls that they open into.

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

3.4. The light in the bedroom closet does not respond and should be serviced.

3.5. A light cover or globe is missing and should be installed.

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

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

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

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



The light in the bedroom closet does not respond and should be serviced.



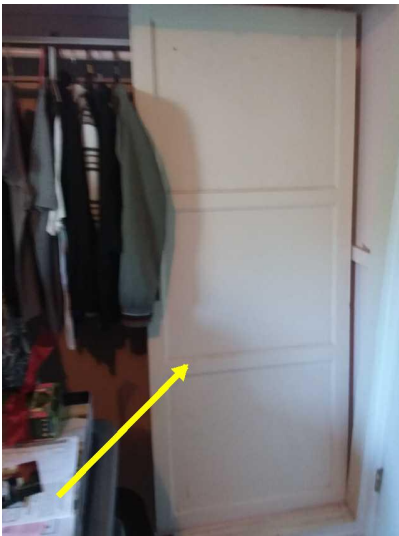
A light cover or globe is missing and should be installed.

Bedrooms (continued)

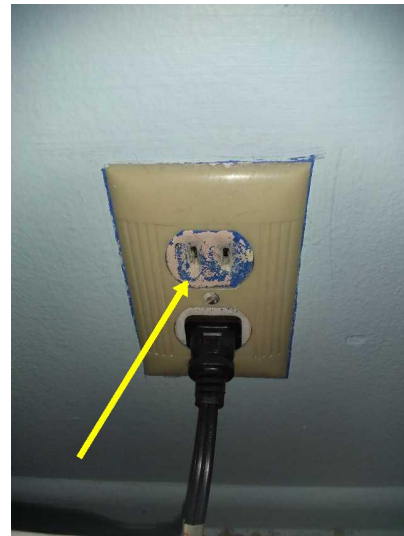
4. Bedroom 4

Observations:

- 4.1. This bedroom is located at the end of the main hall to the left.
- 4.2. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 4.3. The closet doors do not roll smoothly and should be serviced.
- 4.4. A ceiling light in the bedroom does not respond, and should be serviced.
- 4.5. A light cover or globe is missing and should be installed.
- 4.6. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
- 4.7. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.



The closet doors do not roll smoothly and should be serviced.



The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

Bedrooms (continued)



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

5. Bedroom 5

Observations:

- 5.1. This bedroom is located in the middle of the main hallway.
- 5.2. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 5.3. The door striker plate needs to be adjusted for the striker pin to engage.
- 5.4. The door rubs and needs to be serviced to open and close smoothly.
- 5.5. Closet doors are missing and you may wish to have it installed.
- 5.6. A light cover or globe is missing and should be installed.
- 5.7. The floor is worn or cosmetically damaged, which you should view for yourself.
- 5.8. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.
- 5.9. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
- 5.10. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
- 5.11. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.
- 5.12. A ceiling light is loose or missing which should be replaced or the electrical box sealed.

Bedrooms (continued)



Closet doors are missing and you may wish to have it installed.



A light cover or globe is missing and should be installed.



A ceiling light is loose or missing which should be replaced or the electrical box sealed.

Bedrooms (continued)

6. Bedroom 6

Observations:

6.1. This bedroom is located at the end of the main hall to the right.

6.2. It would be prudent to add door stops at the doors to protect the walls that they open into.

6.3. The door striker plate needs to be adjusted for the striker pin to engage.

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

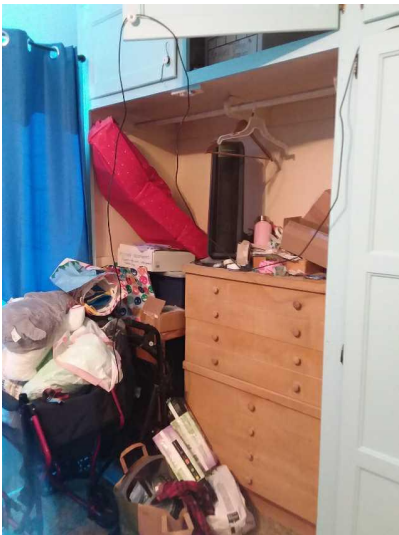
6.5. Closet doors are missing and you may wish to have it installed.

6.6. A light cover or globe is missing and should be installed.

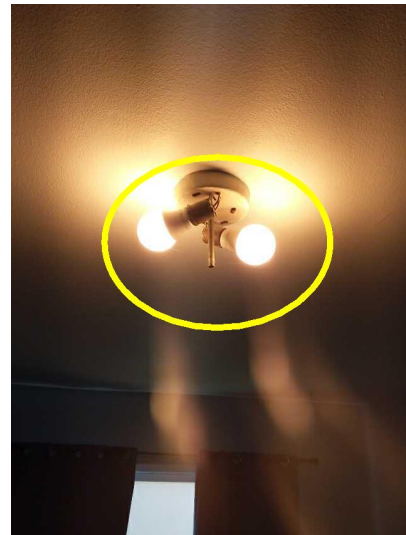
6.7. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

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

6.9. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.



Closet doors are missing and you may wish to have it installed.



A light cover or globe is missing and should be installed.

Bedrooms (continued)



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

Kitchen

1. General Comments

Observations:

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

2. Cabinets

Observations:

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

3. Countertop

Observations:

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

Kitchen (continued)

4. Electrical Components

Observations:

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

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

4.3. The obsolete and ungrounded outlets should be replaced with modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

4.4. There is exposed romex or electrical cabling that should be protected by installing the romex inside the wall cavity, or properly wired into conduit.



A ceiling light does not respond and should be serviced.



There is exposed romex or electrical cabling that should be protected by installing the romex inside the wall cavity, or properly wired into conduit.

5. Sink and Faucet

Observations:

5.1. The sink is functional.

5.2. The sink faucet is functional.

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

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

5.5. There is a leak below the sink, which should be repaired.

Kitchen (continued)



There is a leak below the sink, which should be repaired.



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

6. Garbage Disposal Comments

Observations:

6.1. The garbage disposal is functional.

7. Exhaust Fan

Observations:

7.1. The exhaust fan is functional and a type that vents internally.

7.2. 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)

8. Gas Range & Cook Top

Observations:

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

8.2. The gas cook top is functional.

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

9. Flooring

Observations:

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

9.2. The laminate floors are lifting in a few areas which should be evaluated. The cause could be moisture from an outside source or improper installation.

Bathrooms

1. 1st Guest Bathroom

Observations:

- 1.1. This bathroom is a three-quarter and is located adjacent to the upstairs hallway.
- 1.2. The cabinets have typical, cosmetic damage.
- 1.3. The sink countertop is functional.
- 1.4. The bathroom sinks are functional.
- 1.5. A mechanical sink stopper is incomplete and should be serviced.
- 1.6. The mechanical sink stopper will need to be adjusted to engage.
- 1.7. The trap and drain are functional.
- 1.8. The outlets are functional and include ground-fault protection.
- 1.9. The lights are functional.
- 1.10. The exhaust fan is functional.
- 1.11. The toilet is functional.
- 1.12. The toilet is identified as being a low-flush type. 1.6gpf
- 1.13. The flapper valve in the toilet tank sticks, which causes the toilet to free-flow, or cycle fill and should be serviced.
- 1.14. The toilet seat is loose or otherwise damaged and should be serviced.
- 1.15. The stall shower is functional.
- 1.16. 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.
- 1.17. There is a moisture stain on the wall that should be explained by the sellers or further evaluated as to its cause.
- 1.18. The walls have cosmetic damage that is commensurate with time and use, which you should view for yourself.
- 1.19. The floor is worn, unfinished, or cosmetically damaged, which you should view for yourself.
- 1.20. We have observed a mold like substance that should be evaluated by a certified specialist.

Bathrooms (continued)



We have observed a mold like substance that should be evaluated by a certified specialist.

Bathrooms (continued)

2. 2nd Guest Bathroom

Observations:

2.1. This bathroom is a full and is located adjacent to the main hallway.

2.2. The cabinets have typical, cosmetic damage.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

2.7. The lights are functional.

2.8. The exhaust fan is functional but should be cleaned to be effective.

2.9. The toilet is functional.

2.10. The toilet is identified as being a low-flush type. 1.28gpf

2.11. The tub-shower is functional.

2.12. The tub is functional.

2.13. The tub stopper is missing or incomplete, and should be repaired or replaced.

2.14. There is a moisture stain on the wall that should be explained by the sellers or further evaluated as to its cause.

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

2.16. The vinyl floor is lifting where it meets the shower or tub and should be sealed.

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

Bathrooms (continued)



The vinyl floor is lifting where it meets the shower or tub and should be sealed.



There is a moisture stain on the wall that should be explained by the sellers or further evaluated as to its cause.

3. Powder Room

Observations:

- 3.1. This bathroom is a half and is located adjacent to the stairs.
- 3.2. The cabinets have typical, cosmetic damage.
- 3.3. The sink countertop is functional.
- 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 1st guest bathroom.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional.
- 3.10. The toilet is functional.
- 3.11. The toilet is identified as being a low-flush type. 1.28gpf
- 3.12. The floor is worn or cosmetically damaged, which you should view for yourself.
- 3.13. The vinyl floor is lifting and should be sealed.
- 3.14. The toilet is loose, and should be secured.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within the master bedroom closet.
- 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. The gas control valve and its connector is presumed to be functional.
- 1.5. The outlets that were tested are functional.
- 1.6. The 220 volt receptacle is functional but is 3 prong. New electric dryers have a 4 prong appliance cord and may need to upgrade or adapt to this connection.
- 1.7. The exhaust fan is functional but should be cleaned to be effective,
- 1.8. The cabinets are functional, and do not have any significant damage.
- 1.9. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 1.10. The door rubs, and needs to be serviced to work smoothly.
- 1.11. Walls/ceilings have cosmetic damage that you should view for yourself.
- 1.12. There has been a drywall/plaster repair that should be explained by the seller.
- 1.13. There is a moisture stain on the ceiling that should be explained or explored further.
- 1.14. There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.
- 1.15. The floor is worn or cosmetically damaged, which you should view for yourself.
- 1.16. The floor or baseboard is moisture damaged, and should be evaluated by a specialist.
- 1.17. A ceiling light is missing which should be replaced or the electrical box sealed.
- 1.18. There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.

Laundry (continued)



A ceiling light is missing which should be replaced or the electrical box sealed.



There is a mold-like substance that we will point out, which should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and represent a health threat.



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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by 2 forced-air furnaces that are located in crawlspace and stair closet.
- 1.2. The furnaces are 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 pipes are functional.
- 1.4. The vent pipe on the furnace is insulated with a known asbestos-containing material, which we do not endorse nor have the authority to evaluate.
- 1.5. The gas valve and connector are in acceptable condition.
- 1.6. The combustion-air vents for the gas furnace are functional.
- 1.7. The filters are dirty and should be changed soon and every two or three months. If filters are not changed regularly, the ducts can become contaminated.
- 1.8. The circulating fan are clean and functional.
- 1.9. The thermostats are functional.
- 1.10. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.
- 1.11. Significant portions of the supply ducts are concealed and cannot be viewed.
- 1.12. The registers are reasonably clean and functional.
- 1.13. There is sooty blow-by around the registers within the home, which could be caused by a maladjusted gas/oxygen ratio and even a cracked firebox. Therefore, you may wish to seek a second opinion on this issue.
- 1.14. A wall register is missing in bathroom and should be replaced.
- 1.15. The condensate drainpipe discharges correctly outside the residence.
- 1.16. The furnaces are functional. However, they are 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.

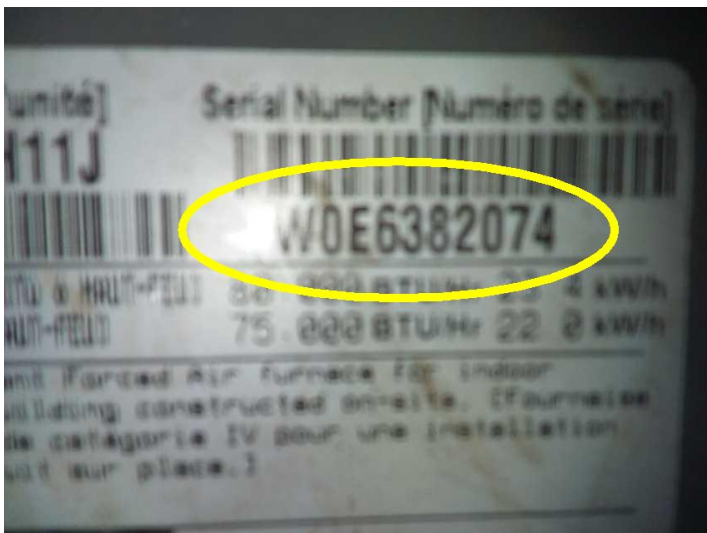
Heating & Air conditioning (continued)



Serial number for furnace in stair closet BR5D302
F1892 6229 - MANUFACTURED 1992



Central heat is provided by 2 forced-air furnaces that
are located in crawlspace and stair closet.



Serial number for furnace in crawlspace W0E6382074
- MANUFACTURED 2006



A wall register is missing in bathroom and should be
replaced.

Heating & Air conditioning (continued)

2. Air Conditioning

Observations:

2.1. Central heat and air-conditioning are provided by dual systems, consisting of two furnaces with evaporator coils that are located in the attic and two condensing coils that are located in rear exterior of the home.

2.2. The electrical disconnects at the condensing coils are present and presumed to be functional.

2.3. The condensing coils responded to the thermostat and are functional.

2.4. The condensing coils are not strapped to the base, as current standards require.

2.5. The evaporator coils are functional.

2.6. The air conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out of 15-18 degrees or more.

2.7. The refrigerant lines that are visible are in acceptable condition.

Attics

1. Attic

Observations:

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

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

1.3. We evaluated the attic by direct access.

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

1.5. The 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 heat vents include a clay-based type, known as a transite pipe that contains asbestos fibers, but which are encapsulated and thereby do not pose any viable health threat.

1.9. 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.

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

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

Attics (continued)



The heat vents include a clay-based type, known as a transite pipe that contains asbestos fibers, but which are encapsulated and thereby do not pose any viable health threat.

Attics (continued)

2. Secondary 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 upstairs hallway ceiling.

2.3. We evaluated the attic from the access due to the small size of the attic.

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

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

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

2.7. 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.

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

2.9. The attic floor is insulated with approximately six-inches or more of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

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

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. The garage is too full to permit a clear view of the entire slab and other components of the garage.

1.5. 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.

1.6. The firewall separating the garage from the residence is functional.

1.7. The garage walls are too full or covered to provide a clear view of them and other components of the garage.

1.8. There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we were not able to confirm that it is being caused by an active leak.

1.9. 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.

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

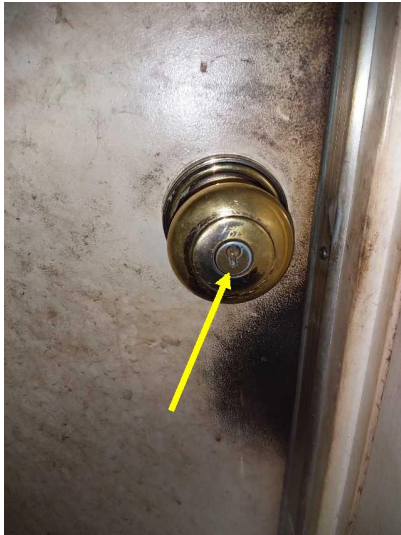
1.11. A light is missing its globe or cover and should be serviced.

1.12. The garage door and its hardware are functional.

1.13. The garage door opener does not respond and should be serviced.

1.14. The infra-red auto-reversing sensor mechanisms are functional but located higher than the recommend six inches above grade.

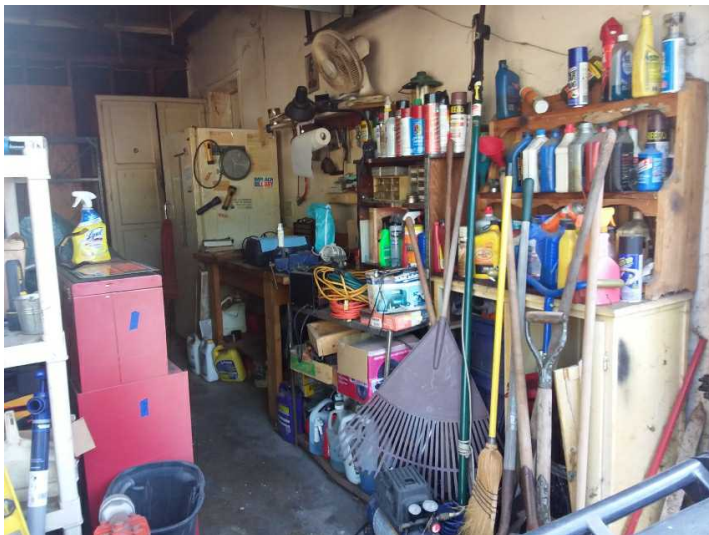
Garages (continued)



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



The garage is too full to permit a clear view of the entire slab and other components of the garage.



The garage walls are too full or covered to provide a clear view of them and other components of the garage.



There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we were not able to confirm that it is being caused by an active leak.

Garages (continued)



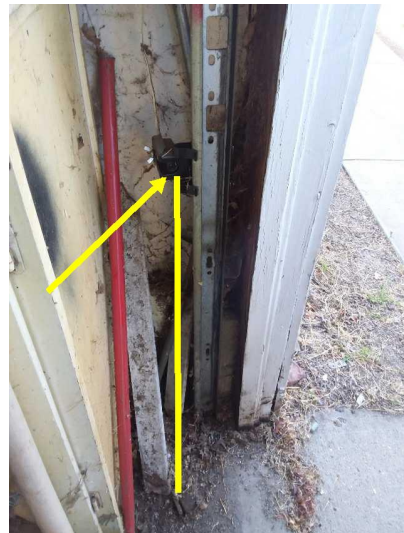
There is a moisture stain on the garage ceiling, the cause of which should be explained or explored further. However, we were not able to confirm that it is being caused by an active leak.



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



The infra-red auto-reversing sensor mechanisms are functional but located higher than the recommend six inches above grade.