CORNERSTONE INSPECTION

Cornerstone Inspection

2160 Avenida Redondo, Santa Maria, CA 93458

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Cornerstone Inspection

Property Inspection Report

2160 Avenida Redondo, Santa Maria, CA 93458
Inspection prepared for: Diane Kubat
Real Estate Agent: Gary Lehman - Coldwell Banker

Date of Inspection: 10/10/2026 Time: 9:00 AM
Age of Home: 1989 Size: 1536
Weather: Clear
Order ID: 14336

Inspector: Peter Ruiz
CREIA #167160
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CORNERSTONE INSPECTION

INTRODUCTION

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

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

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

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

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

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

REPORT SUMMARY

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

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

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

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

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

SITE AND OTHER COMMENTS		
Environmental Comments	Item: 2	2.2. There are no carbon monoxide detectors present. Carbon monoxide detectors are important safety components that are 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 (3.05 m) to a gas appliance. 2.3. Current standards require at least one smoke detector installed on every level of a home. One of the levels of the residence does not contain a functional smoke detector, which should be serviced.
FOUNDATION COMMENTS		
Crawlspace Observations	Item: 1	1.8. There is a waste and drain leak beneath the residence, which should be evaluated and repaired by a licensed plumbing contractor.
ROOFING		
Composition Shingle Observations	Item: 2	2.10. The skylight is cracked or broken, and should be evaluated by a qualified specialist.
PLUMBING COMPONENTS		
Water Supply Comments	Item: 1	1.3. The pressure inside the residence exceeds 80 PSI, which is too strong and will stress components of the system. We recommend that a regulator be installed by a licensed plumbing contractor. Most regulators come factory preset at 60 PSI. 1.4. The system includes polybutylene water pipes, commonly referred to as PB, that have been alleged to be defective, and many have been replaced at no cost to the consumer, due to a class action lawsuit. However, the time frame for current claims has most likely closed. They were installed in homes between 1978 and 1995. They are easily recognizable as gray, blue, or black flexible plastic pipes that include metal fittings connected by aluminum or copper bands. However, they should not be confused with PVC pipe, which is white and rigid and commonly used for irrigation.
ELECTRICAL SERVICE PANELS		
Main Electrical Panel	Item: 1	1.11. The main electrical panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business. Although field reports of defects and dangers were never apparently substantiated by laboratory tests, they have been numerous and serious enough for us to recommend either upgrading the panel or seeking a second opinion before the close of escrow.
INTERIOR SPACE		
Living Room	Item: 2	2.2. The smoke detector did not respond to the test button, and should be serviced.
Main Hallway	Item: 4	4.3. The smoke detector did not respond to the test button, and should be serviced.
BEDROOMS		
Primary Bedroom Observations	Item: 1	1.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed. 1.4. One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hung windows are typically designed so that the lower panel opens and stays in an open position.
Bedroom 2	Item: 2	2.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed.
Bedroom 3	Item: 3	3.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed.
KITCHEN		
Electrical Components	Item: 4	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.
Sink and Faucet	Item: 6	6.4. There is a leak at the drain trap below the sink, which should be repaired.
HEATING & AIR CONDITIONING		
Forced Air Furnace	Item: 1	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 a qualified HVAC contractor prior to the close of the inspection period. 1.12. There is rust or metal fatigue within the visible portions of the heat exchanger, combustion chamber, or other furnace components. We recommended an evaluation by a qualified tradesperson and service as necessary.
GARAGES		
Double-Car Garage	Item: 1	1.10. The house entry door is not self-closing and latching and should be serviced for optimal safety. 1.11. The house entry deadbolt does not fully engage, and should be serviced.

SITE AND OTHER COMMENTS

1 Site and General Information

Observations:

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

1.2. The property was vacant during our inspection.

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

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

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

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

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

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

1.9. Because this is a report on a mobile home within a managed park, we do not inspect or report on the condition of any components beyond the unit, such as grading and drainage, which we believe to be the responsibility of the park management association.

1.10. Over the life of a mobile home it will need to be re-leveled every 7 to 10 years. We do not evaluate the level of a mobile home, but do recommend that you have it evaluated by a licensed specialist in the near future, or ask the sellers when it was last re-leveled.

2 Environmental Comments

Observations:

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

2.2. There are no carbon monoxide detectors present. Carbon monoxide detectors are important safety components that are 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 (3.05 m) to a gas appliance.

2.3. Current standards require at least one smoke detector installed on every level of a home. One of the levels of the residence does not contain a functional smoke detector, which should be serviced.

EXTERIOR

1 General Comments and Disclaimers

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

2 Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason, the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a qualified 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, and full or partial gutters. Such conditions may be acceptable but are not ideal. You may wish to have an evaluation by a specialist. We did not see any evidence of moisture threatening the living space.

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

3 Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with cement-fiber siding.

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

3.3. The property is served by sprinklers that appear to be over-spraying in some areas and should be adjusted to spray away from the house walls.

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

3.5. Portions of the siding have dry rot or are moisture damaged, and should be evaluated by a pest inspector.

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4 Hard Surfaces

Observations:

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

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

4.3. There are one or more offsets in the walkways or patio that could prove to be trip hazards.

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5 Wood Trim, Facia and Eave

Observations:

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

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

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6 Electrical Components

Observations:

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

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

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

7 Sliding Glass Doors and Screens

Observations:

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

8 Windows

Observations:

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

8.2. Most of the windows appear to be the same age as the home and will not necessarily function or operate as smoothly as modern windows. However, we do test every unrestricted window in every bedroom to ensure that they facilitate an emergency exit.

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

8.4. One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

9 Fences and Gates

Observations:

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

9.2. 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.

9.3. Sections of the fence are leaning or missing and should be repaired or replaced.

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10 Landscaping

Observations:

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

10.2. 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.

11 Patio Room

Observations:

11.1. The patio room is located adjacent to the garage.

11.2. There is evidence of moisture intrusion at the base of the wall, which should be serviced.

11.3. There is dark staining on the patio room wall that should be evaluated by a qualified specialist and cleaned as necessary.

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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 ¼ inch 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 qualified 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 access is located at the rear exterior.

1.4. Some of the pier supports are rusted or deteriorated and should be evaluated by a qualified tradesperson.

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

1.6. The ventilation in the foundation crawlspace appears to be standard and adequate.

1.7. The rodent barrier has voids or openings that should be sealed. This could also imply that there have been some leaks or plumbing repairs done in the past. You may want to ask the seller regarding this issue.

1.8. There is a waste and drain leak beneath the residence, which should be evaluated and repaired by a licensed plumbing contractor.

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ROOFING

1 Roof Gutters

Observations:

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

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

2 Composition Shingle Observations

Observations:

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

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

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

2.4. The composition shingle roof appears to be approximately sixteen to eighteen years old. However, this is only an estimate, and you should request the installation permit, which will reveal the roofs' exact age as well as any warranty or guarantee that might be applicable.

2.5. The composition shingle roof is in acceptable condition, but it will need to be kept clean and should be inspected annually. However, our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water test and issue a roof certification.

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

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

2.8. There is/was a satellite dish that was installed on the roof without flashing, and the area will need to be sealed regularly to prevent moisture from entering during rains.

2.9. The roof includes one or more skylights/solar tubes, which are notoriously problematic and a common point of leaks. There are different methods of installation, 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.

2.10. The skylight is cracked or broken, and should be evaluated by a qualified specialist.

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PLUMBING COMPONENTS

1 Water Supply Comments

Observations:

1.1. The main water shut-off valve is located at the front of the home, unit, or building, at the meter.

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

1.3. The pressure inside the residence exceeds 80 PSI, which is too strong and will stress components of the system. We recommend that a regulator be installed by a licensed plumbing contractor. Most regulators come factory preset at 60 PSI.

1.4. The system includes polybutylene water pipes, commonly referred to as PB, that have been alleged to be defective, and many have been replaced at no cost to the consumer, due to a class action lawsuit. However, the time frame for current claims has most likely closed. They were installed in homes between 1978 and 1995. They are easily recognizable as gray, blue, or black flexible plastic pipes that include metal fittings connected by aluminum or copper bands. However, they should not be confused with PVC pipe, which is white and rigid and commonly used for irrigation.

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

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2 Gas Service Information

Observations:

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

2.2. The gas main shut-off is located on the left side 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.

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

3 Irrigation and Hose Bibb Information

Observations:

3.1. We do not evaluate sprinkler systems, 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, and are required by current standards. However, we may not have located and tested every hose bib on the property.

4 Gas Water Heater Comments

Observations:

4.1. Hot water is provided by a 40 gallon gas water heater that is located in an 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 14 years old.

4.4. There is rust, corrosion, or mineral encrustation on the fittings of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.

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

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. There are moisture stains on the ceiling at the vent pipe which should be explained or further explored. It could indicate the roof vent flashing is not properly sealed.

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

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

4.10. 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.

4.11. We recommend adding a moisture sensor to the pan, which will alert to the presence of a water leak. Many of the sensors are wireless and can be controlled with home automation systems or virtual assistant apps.

4.12. The water heater appears to have adequate combustion-air.

4.13. The water heater is seismically secured.

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There is rust, corrosion, or mineral encrustation on the fittings of the gas water heater, which should be evaluated and serviced by a...

5 Waste and Drain Systems

Observations:

5.1. The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

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 rooter 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. A clean-out is located at the front.

A clean-out is located at the front.

ELECTRICAL SERVICE PANELS

1 Main Electrical Panel

Observations:

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

1.2. The residence is served by a 100 amp main electrical panel, located at the left side of the home or unit.

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

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

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

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

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

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

1.9. The main electrical panel is grounded to a water pipe.

1.10. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

1.11. The main electrical panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business. Although field reports of defects and dangers were never apparently substantiated by laboratory tests, they have been numerous and serious enough for us to recommend either upgrading the panel or seeking a second opinion before the close of escrow.

The residence is served by a 100 amp main electrical panel, located at the left side of the home or unit.

The main electrical panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other...

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 within the patio room.

2.3. The electrical sub panel has no visible deficiencies.

2.4. The exterior cover for the electrical sub panel is in acceptable condition.

2.5. The interior cover for the electrical sub panel is in acceptable condition.

2.6. The wiring in the sub panel has no visible deficiencies.

2.7. The circuit breakers have no visible deficiencies.

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

The sub panel is located within the patio room.

INTERIOR SPACE

1 Main Entry

Observations:

1.1. The front door is functional but not fully weather sealed and could be subject to moisture intrusion especially during wind-driven rain.

1.2. The door handle lock needs to be serviced to work smoothly.

The door handle lock needs to be serviced to work smoothly.

2 Living Room

Observations:

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

2.2. The smoke detector did not respond to the test button, and should be serviced.

3 Dining Room

Observations:

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

3.2. One or more ceiling lights do not respond and should be serviced.

4 Main Hallway

Observations:

4.1. This hallway leads to bedrooms 2 and 3.

4.2. One or more ceiling lights do not respond and should be serviced.

4.3. The smoke detector did not respond to the test button, and should be serviced.

BEDROOMS

1 Primary Bedroom Observations

Observations:

1.1. This bedroom is located adjacent to the living room.

1.2. The walls/ceiling 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.

1.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed.

1.4. One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hung windows are typically designed so that the lower panel opens and stays in an open position.

One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hun...

The walls/ceiling have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a...

The walls/ceiling have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a...

2 Bedroom 2

Observations:

2.1. This bedroom is located at the end of the main hallway to the left.

2.2. The closet doors are missing, and you may wish to have them installed.

2.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed.

3 Bedroom 3

Observations:

3.1. This bedroom is located at the end of the main hallway to the right.

3.2. There is a moisture stain on the ceiling that should be explained or explored further.

3.3. There is no smoke detector, which is mandated in this jurisdiction and should be installed.

There is a moisture stain on the ceiling that should be explained or explored further.

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 osmosis systems, barbecues, grills, 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 countertop has typical damage, such as small cracks or scuffs which you should view for yourself.

4 Electrical Components

Observations:

4.1. One or more ceiling lights do 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.

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 faucet leaks around the stem while in use and should be serviced.

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

6.4. There is a leak at the drain trap below the sink, which should be repaired.

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

The faucet leaks around the stem while in use and should be serviced.

7 Dishwasher Comments

Observations:

7.1. The dishwasher is functional.

8 Exhaust Fan

Observations:

8.1. The exhaust fan or downdraft is functional.

9 Gas Range & Cook Top

Observations:

9.1. The gas cooktop is functional.

10 Built-in Ovens

Observations:

10.1. The built-in gas oven did not respond, and should be serviced.

BATHROOMS

1 Primary Bathroom Observations

Observations:

1.1. The primary bathroom is a three-quarter and is located adjacent to the primary bedroom.

1.2. The cabinets are in acceptable condition.

1.3. The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.

1.4. The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

1.5. The sink faucet and its components are functional.

1.6. The trap and drain are functional.

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

1.8. The lights are functional.

1.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.

1.10. The toilet is not identified as being a low-flush type and should be replaced with a 1.28 GPF toilet to meet current California water conservation standards.

1.11. The flapper valve in the toilet tank is damaged or not functional and should be serviced.

1.12. The showerhead is 2.5 gpm.

1.13. We do not pressure test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.

1.14. One or more open seams in the shower area need to be caulked or re-grouted to forestall moisture intrusion.

1.15. The shower door is loose or does not roll smoothly and the door guides may need to be serviced or replaced.

1.16. The shower valve handle is loose or does not function properly and should be serviced.

1.17. We do not evaluate saunas as part of our service, and recommend that you have the sellers demonstrate it before the close of escrow. However, you should also be aware that saunas do represent a health risk to some people that use them immediately after strenuous exercise.

The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.

One or more open seams in the shower area need to be caulked or re-grouted to forestall moisture intrusion.

The shower valve handle is loose or does not function properly and should be serviced.

The shower door is loose or does not roll smoothly and the door guides may need to be serviced or replaced.

2 Hallway Bathroom

Observations:

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

2.2. The cabinets are in acceptable condition.

2.3. The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the primary bathroom.

2.8. The lights are functional.

2.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.

2.10. The toilet is functional.

2.11. The toilet is not identified as being a low-flush type and should be replaced with a 1.28 GPF toilet to meet current California water conservation standards.

2.12. The tub-shower is functional and the showerhead is 2.5 gpm.

2.13. The tub or shower faucet drips, and should be repaired or replaced.



The tub or shower faucet drips, and should be repaired or replaced.

LAUNDRY

1 Laundry Room

Observations:

1.1. The laundry room is located adjacent to the garage.

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

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. The outlets that were tested are functional.

1.6. The 220 volt receptacle is functional.

1.7. The lights are functional.

1.8. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.

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



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

2 Laundry Area

Observations:

2.1. 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.

HEATING & AIR CONDITIONING

1 Forced Air Furnace

Observations:

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

1.2. Serial Number 0989975792 - Manufactured 1989

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. There is no air filter within the heating system, which should be installed.

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

1.8. The thermostat is functional.

1.9. Significant portions of the supply ducts are concealed and cannot be viewed.

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 a qualified HVAC contractor prior to the close of the inspection period.

1.12. There is rust or metal fatigue within the visible portions of the heat exchanger, combustion chamber, or other furnace components. We recommended an evaluation by a qualified tradesperson and service as necessary.



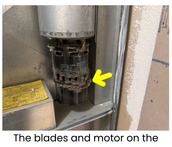
Central heat is provided by a forced-air furnace that is located in the attic.



Serial Number 0989975792 - Manufactured 1989



There is rust or metal fatigue within the visible portions of the heat exchanger, combustion chamber, or other furnace components. W...



The blades and motor on the circulating fan and motor are dirty. They should be cleaned, and the filters changed regularly, as part ...

GARAGES

1 Double-Car Garage

Observations:

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

1.2. 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.

1.3. 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.

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

1.5. There is a moisture stain on the garage wall, 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.

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

1.7. The lights are functional, and do not need service at this time.

1.8. The garage door and its hardware are functional.

1.9. The garage door opener is functional.

1.10. The house entry door is not self-closing and latching and should be serviced for optimal safety.

1.11. The house entry deadbolt does not fully engage, and should be serviced.



There is a moisture stain on the garage wall, the cause of which should be explained or explored further. However, we were not abl...