Cornerstone Inspection

Property Inspection Report



2827 Black Horse Lane, Paso Robles, CA 93446

Inspection prepared for: Becky Torres

Real Estate Agent: Quinn Zandt - Keller Williams Central Coast- Pismo Beach

Date of Inspection: 11/23/2026 Time: 1:30 PM

Age of Home: 1980 Size: 1400

Weather: Clear

Order ID: 14488

Inspector: Peter Ruiz

CREIA #167160

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CORNERSTONE INSPECTION

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INTRODUCTION

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

The observations and opinions expressed within this report are those of Cornerstone Inspection, Inc. and supersede 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		
Page 9 Item: 2	Environmental Comments	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.
Exterior		
Page 14 Item: 6	Electrical Components	6.3. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this important safety feature.
Page 14 Item: 7	Sliding Glass Doors and Screens	7.3. The lock on the living room sliding glass door is missing or broken and should be repaired.
Page 15 Item: 9	Stairs and Handrails	9.5. One of the stair treads is loose, which could prove to be a trip hazard, and should be serviced for optimal safety. 9.6. One or more handrails are not secure and should be serviced for optimal safety.
Page 20 Item: 13	Decks	13.3. The wood deck has non-typical footings, spans, connections, or rails, and could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers or have a specialist evaluate it.
Page 20 Item: 14	Guardrails	14.4. One or more guardrails are not secure and should be serviced by a qualified specialist.

Foundation Comments		
Page 22 Item: 1	Crawlspace Observations	1.11. There are some relatively small vertical cracks in the concrete walls, which are probably attributable to shrinkage. Generally speaking, cracks that are less than 1/4 inch are not commonly regarded as being structurally significant. However, we recommend having an evaluation by a qualified foundation contractor. 1.12. There is a leak beneath the residence, which should be evaluated and repaired by a licensed plumbing contractor.
Electrical Service Panels		
Page 33 Item: 1	Main Electrical Panel	1.9. There are voids or open knockouts in the cover of the main electrical panel that should be covered. 1.10. Aluminum branch-circuit conductors were observed in the main electrical panel, apparently serving the circuit labeled heat pump. A licensed electrical contractor should evaluate the conductors and connections, verify the conductor type and compatibility with the terminals, and correct any deficiencies.
Interior Space		
Page 35 Item: 2	Living Room	2.7. One or more outlets are damaged and should be evaluated and serviced by a licensed electrical contractor. 2.8. One or more outlet covers are missing and should be installed. 2.9. There is dark staining on the living room wall that should be evaluated by a qualified specialist and cleaned as necessary.
Page 37 Item: 4	Upstairs Hallway	4.6. One or more outlet covers are broken and should be replaced.
Page 38 Item: 5	Downstairs Hallway	5.5. One or more light switch covers are missing and should be installed.
Page 39 Item: 6	Stairs	6.1. A handrail is loose and should be serviced for safety. 6.2. One or more stair treads are damaged, which could prove to be a trip hazard and should be serviced.
Bedrooms		
Page 40 Item: 1	Primary Bedroom Observations	1.6. There is no smoke detector, and although one may not be mandated, it is strongly recommended.
Page 41 Item: 2	Bedroom 2	2.10. One or more outlet/light switch covers are missing and should be installed.

Page 44 Item: 4	Bedroom 4	4.9. There is no smoke detector, and although one may not be mandated, it is strongly recommended. 4.10. One or more outlets are not secure and should be evaluated and serviced by a licensed electrical contractor. 4.11. One or more light switch covers are missing and should be installed.
Kitchen		
Page 47 Item: 2	Cabinets	2.3. There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment, and many are commonplace, but some are toxic and may represent a health threat.
Page 48 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. One or more outlet covers are damaged or broken and should be serviced.
Page 48 Item: 6	Sink and Faucet	6.4. There is a leak from a disconnected dishwasher waste line at the garbage disposal that should be repaired.
Page 49 Item: 9	Electric Range & Cook Top	9.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.
Bathrooms		
Page 51 Item: 1	Primary Bathroom Observations	1.16. The toilet is loose and should be secured, as this could be a safety hazard.
Page 53 Item: 2	Downstairs Hallway Bathroom	2.17. One or more ceiling lights are not secure and should be serviced. 2.18. The toilet is loose and should be secured, as this could be a safety hazard. 2.19. The shower faucet handle leaks and should be repaired. 2.20. There is a mold-like substance present, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment, and many are commonplace, but some are toxic and may represent a health threat.

Garages		
Page 60 Item: 1	Double-Car Garage	1.12. The house entry door is not self-closing and latching and should be serviced for optimal safety. 1.13. The house entry door opens incorrectly over a step and should open over a platform the width of the door for optimal safety. 1.14. The voids in the garage firewall must be repaired in order to maintain the necessary firewall separation between the garage and the residence. 1.15. There is a mold-like substance present, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment, and many are commonplace, but some are toxic and may represent a health threat. 1.16. The outlets that were tested are functional, but should be upgraded to have ground-fault protection, which is mandated by current standards and is an important safety feature. 1.17. One or more light switches are damaged and should be replaced. 1.18. There are one or more open electrical junction boxes, which should be sealed so that any arcing or sparking would be contained within the box.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The seller was present during the inspection.

1.2. 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, or remove or rearrange items within closets and cabinets.

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 Standards of Practice that are 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. 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 window sill area at a point where they can only be reached by an adult.

1.6. We do not evaluate auxiliary structures, such as storage buildings, as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

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

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

1.9. The 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.

Site and Other Comments (continued)

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

2. Environmental Comments

Observations:

2.1. It is recommended that smoke detectors older than 10 years 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.

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.

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 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.

2.3. 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.

2.4. There appears to be an adequate difference in elevation between the exterior grade and the interior floors. This does not rule out moisture intrusion; see the specific moisture observations elsewhere in this report.

3. Exterior Wall Cladding

Observations:

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

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

3.3. A decorative clean-out cover is damaged and should be replaced.

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. A vent has a missing or damaged cover and should be serviced.

3.6. There are areas where the wooden siding is close to or touching the ground and is subject to moisture damage. These areas should be monitored closely and sealed frequently to prevent moisture damage. Wooden siding should be a minimum of 4 inches (10 cm) from soil and 2 inches (5 cm) from hard surfaces.

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

Exterior (continued)



A clean-out cover is damaged and should be replaced.



A vent has a missing or damaged cover and should be serviced.

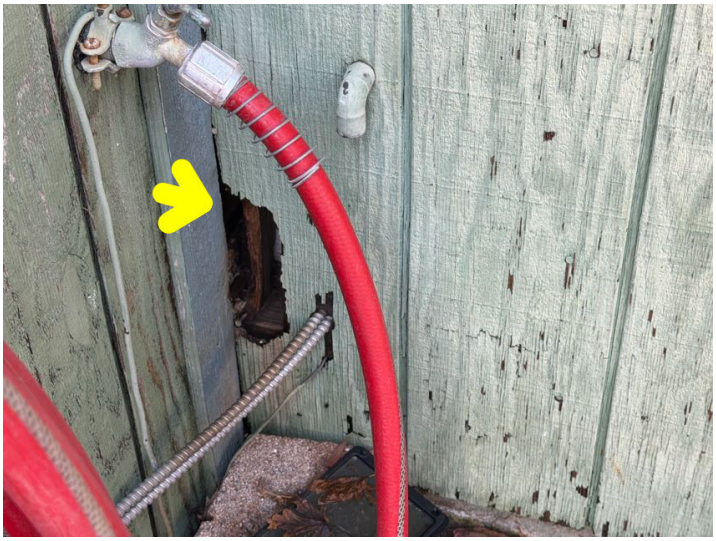


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Portions of the wood siding have dry rot or are moisture-damaged and should be evaluated by a pest inspector.

Exterior (continued)



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

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

4.3. 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 a lack of expansion joints or a tree that is too close to the concrete decking.

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

4.5. The brick/masonry patio or walkway has one or more offsets that may prove to be trip hazards. This may be by design or due to unsuitable soil below the brick/masonry.



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



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

Exterior (continued)



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



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



The brick/masonry patio or walkway has one or more offsets that may prove to be trip hazards. This may be by design or due to unsuitable soil below the brick/masonry.



The brick/masonry patio or walkway has one or more offsets that may prove to be trip hazards. This may be by design or due to unsuitable soil below the brick/masonry.

5. Wood Trim, Fascia and Eave

Observations:

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

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

Exterior (continued)



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

6. Electrical Components

Observations:

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

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

6.3. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this important safety feature.

7. Sliding Glass Doors and Screens

Observations:

7.1. The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.

7.2. The slider screen is missing, and you may wish to have it replaced.

7.3. The lock on the living room sliding glass door is missing or broken and should be repaired.

Exterior (continued)



The lock on the living room sliding glass door is missing or broken and should be repaired.



The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.

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

9. Stairs and Handrails

Observations:

9.1. The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.

9.2. One or more steps have unequal or non-standard treads or risers. Steps are required to be uniform to prevent trip hazards. The rise of any step should be no less than four inches and no greater than seven and three-quarter inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.

9.3. The openings in the stair risers are more than 4 inches (ca. 10 cm) apart and do not meet current standards. You may want this condition serviced to meet current standards.

9.4. There is damage to the wooden stairs that should be evaluated by a pest inspector.

9.5. One of the stair treads is loose, which could prove to be a trip hazard, and should be serviced for optimal safety.

9.6. One or more handrails are not secure and should be serviced for optimal safety.

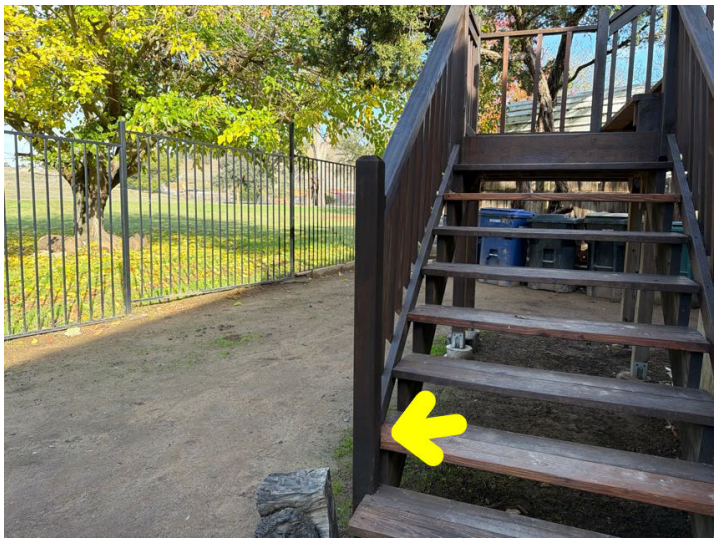
Exterior (continued)



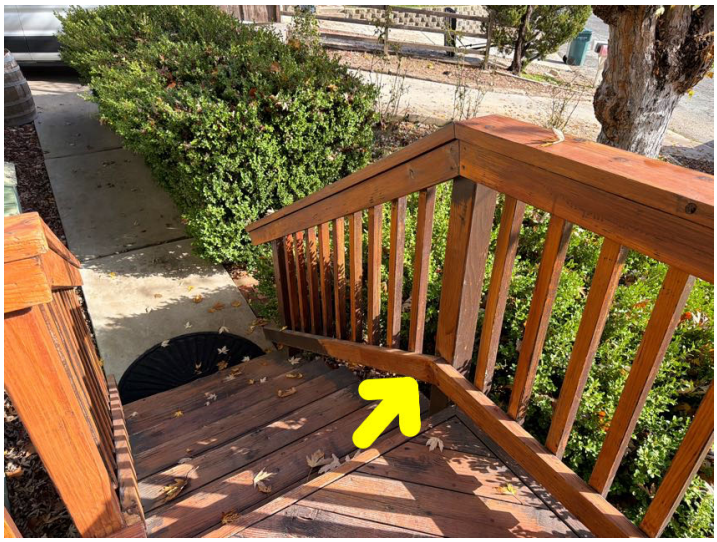
One of the stair treads is loose, which could prove to be a trip hazard, and should be serviced for optimal safety.



One or more handrails are not secure and should be serviced for optimal safety.



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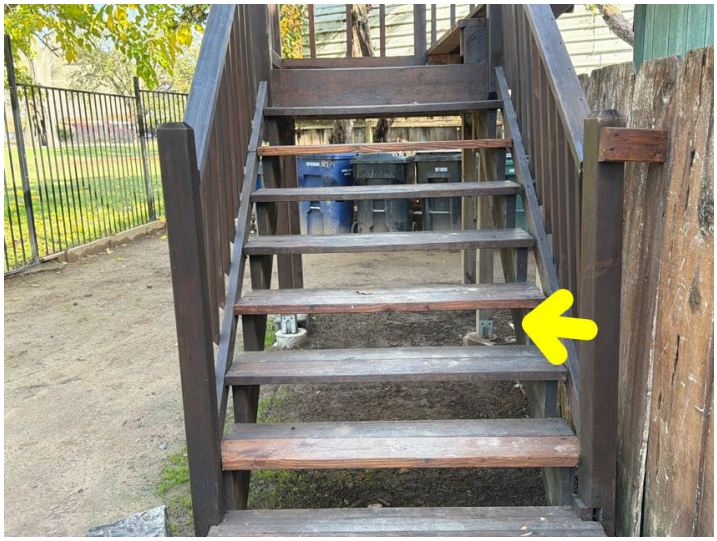


One or more handrails are not secure and should be serviced for optimal safety.

Exterior (continued)



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The openings in the stair risers are more than 4 inches (ca. 10 cm) apart and do not meet current standards. You may want this condition serviced to meet current standards.



There is damage to the wooden stairs that should be evaluated by a pest inspector.

Exterior (continued)

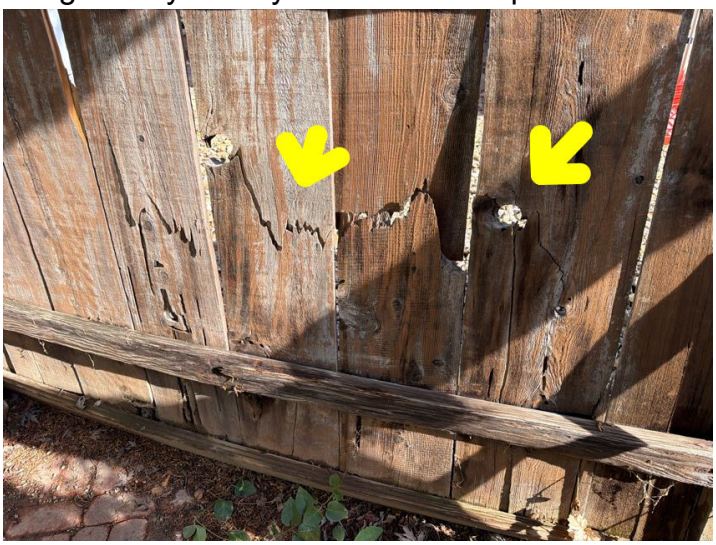
10. Fences and Gates

Observations:

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

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

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



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

11. Yard and Retaining Walls

Observations:

11.1. The railroad-tie or wooden yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.

Exterior (continued)



The railroad-tie or wooden yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.

12. Landscaping

Observations:

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

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

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



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

Exterior (continued)

13. Decks

Observations:

13.1. One or more decks need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the decks.

13.2. There is damage to one or more decks that should be evaluated by the pest inspector.

13.3. The wood deck has non-typical footings, spans, connections, or rails, and could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers or have a specialist evaluate it.



The wood deck has non-typical footings, spans, connections, or rails, and could have been built without the benefit of a permit. We can elaborate on this issue, but you should request the permit from the sellers or have a specialist evaluate it.



There is damage to one or more decks that should be evaluated by the pest inspector.

14. Guardrails

Observations:

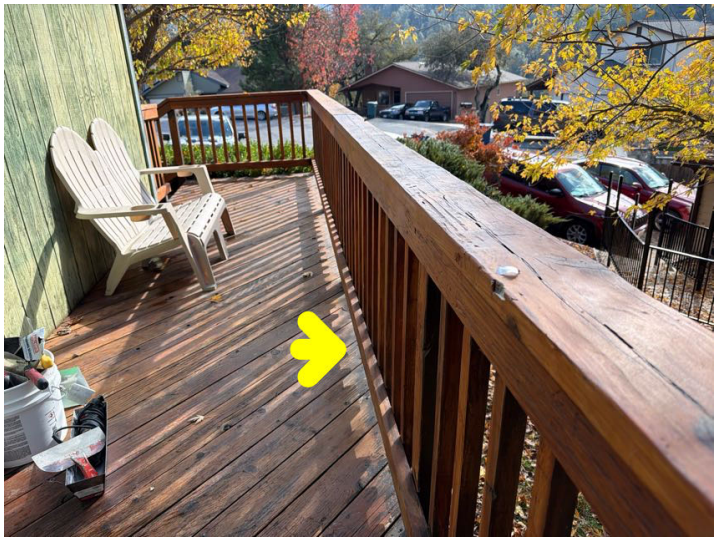
14.1. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. Where there are walk-offs less than 30 inches with no guardrail, appropriate precautions should be taken to safeguard children and the elderly.

14.2. One or more guardrails do 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 inches or more above grade. Also, guardrail pickets should be no more than 4 inches apart for child-safety.

14.3. One or more sections of the guardrail need maintenance-type service such as sealing, staining and/or painting.

14.4. One or more guardrails are not secure and should be serviced by a qualified specialist.

Exterior (continued)



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One or more guardrails are not secure and should be serviced by a qualified specialist.



There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. Where there are walk-offs less than 30 inches with no guardrail, appropriate precautions should be taken to safeguard children and the elderly.

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, drainpipes, 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 and is that of a generalist, 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 left side exterior.

1.4. The crawlspace soils were mostly dry, with localized moisture beneath the plumbing leak described below.

1.5. Salt crystal formations around the base of the stem walls indicate that moisture has entered the crawlspace. This area should be monitored for recurring moisture.

1.6. 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 may not meet current structural or seismic standards.

1.7. 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.

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

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

1.10. Some pieces of insulation are hanging or have fallen from between the floor joists. This does not generally have serious consequences, but you may wish to have it serviced.

1.11. There are some relatively small vertical cracks in the concrete walls, which are probably attributable to shrinkage. Generally speaking, cracks that are less than 1/4 inch are not commonly regarded as being structurally significant. However, we recommend having an evaluation by a qualified foundation contractor.

Foundation Comments (continued)

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



There are some relatively small vertical cracks in the concrete walls, which are probably attributable to shrinkage. Generally speaking, cracks that are less than 1/4 inch are not commonly regarded as being structurally significant. However, we recommend having an evaluation by a qualified foundation contractor.



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

Roofing

1. Roof Gutters

Observations:

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

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

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

1.4. Some downspouts are missing or need to be reconnected, and should be serviced.



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



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

Roofing (continued)



Some downspouts are missing or need to be reconnected, and should be serviced.

2. Composition Shingle Observations

Observations:

2.1. There is 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 ultraviolet 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 extends 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 did not walk on the roof. The roof was viewed from the ground, and visibility of its surfaces and components was limited.

2.3. The composition shingles are losing granules, or in the primary stages of decomposition, which means that the roof will be more susceptible to leakage and should be evaluated by a qualified roofing contractor.

2.4. The roof needs to be cleaned to promote and ensure proper drainage.

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

Roofing (continued)



The composition shingles are losing granules, or in the primary stages of decomposition, which means that the roof will be more susceptible to leakage and should be evaluated by a qualified roofing contractor.



The roof needs to be cleaned to promote and ensure proper drainage.



The roof needs to be cleaned to promote and ensure proper drainage.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The original chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the byproducts of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, the firebox has been covered, and the chimney appears to be abandoned. We recommend an evaluation by a qualified fireplace specialist.

1.2. The residence includes a modern reproduction of a freestanding metal chimney and fireplace, which is functional. However, you should obtain the installation permit, and any other relevant documents that would instruct you in its proper use and maintenance.

1.3. The firebox is in acceptable condition.

1.4. There is no gas supply to the fireplace, and it is not required.

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

1.6. The fireplace glass doors are functional.

1.7. The chimney was viewed from the ground only. We did not access the roof, which limited our inspection of the chimney crown, flashings, weather cap, and spark arrestor.



The original chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the byproducts of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, the firebox has been covered, and the chimney appears to be abandoned. We recommend an evaluation by a qualified fireplace specialist.

Plumbing Components

1. Water Supply Comments

Observations:

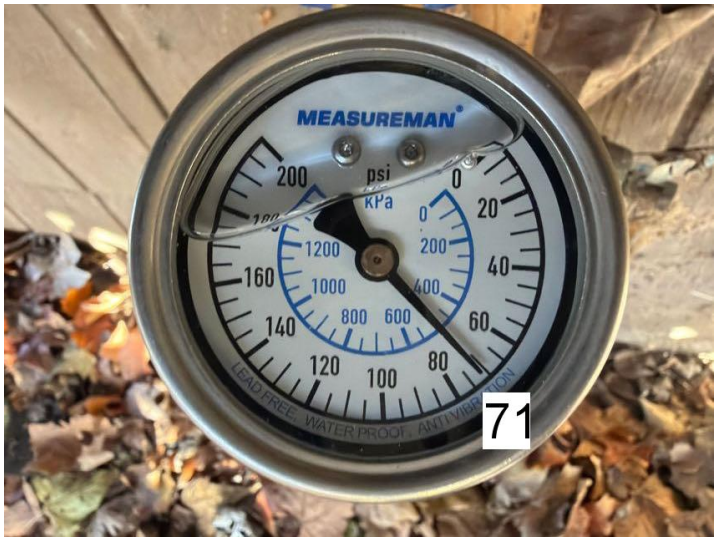
1.1. The main water shut-off valve is located at the left side of the home, unit, or building, beneath the deck.

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

1.3. The residence is served primarily by copper potable water pipes. The visible copper water pipes are in acceptable condition. 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.



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



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

2. Irrigation and Hose Bibb Information

Observations:

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

2.2. The hose bibs that we tested 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.

2.3. A hose bib on the front is not functional or has been abandoned.

Plumbing Components (continued)



A hose bib on the front is not functional or has been abandoned.

Plumbing Components (continued)

3. Electric Water Heater

Observations:

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

3.2. Hot water is provided by a 50 gallon electric water heater that is located in the garage.

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

3.4. The water heater is about 4 years old.

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

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

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

3.8. The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not include a visible drainpipe to the exterior. Therefore, the water heater should be monitored periodically for signs of a leak.

3.9. We recommend adding a moisture alarm that will alert you to the presence of a water leak.

3.10. The water heater is seismically secured.

Plumbing Components (continued)



Hot water is provided by a 50 gallon electric water heater that is located in the garage.

4. Waste and Drain Systems

Observations:

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

4.2. We attempt to evaluate drainpipes 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.

4.3. The drainage system has deficiencies described elsewhere in this report. Water-flow testing does not establish the condition of concealed piping; a video inspection of the main drainpipe would provide further information about its condition.

4.4. A clean-out is located at the left side.

Plumbing Components (continued)



A clean-out is located at the left side.

Electrical Service Panels

1. Main Electrical Panel

Observations:

1.1. Common national safety standards require electrical panels to be weatherproof, readily accessible, and to 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 front of the home or unit.

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

1.4. Various circuits within the main electrical panel are not labeled, and this condition should be serviced by a qualified electrical contractor so that the appropriate load calculations and breaker sizes can be determined.

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

1.7. The main electrical panel is grounded to a driven rod.

1.8. We could not determine the point at which the main electrical panel is secondarily grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. However, a water pipe ground may have been removed when the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be regrounded.

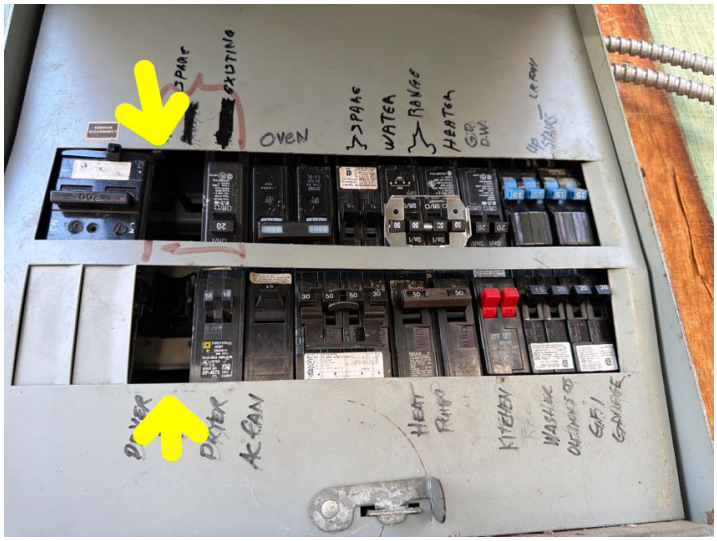
1.9. There are voids or open knockouts in the cover of the main electrical panel that should be covered.

1.10. Aluminum branch-circuit conductors were observed in the main electrical panel, apparently serving the circuit labeled heat pump. A licensed electrical contractor should evaluate the conductors and connections, verify the conductor type and compatibility with the terminals, and correct any deficiencies.

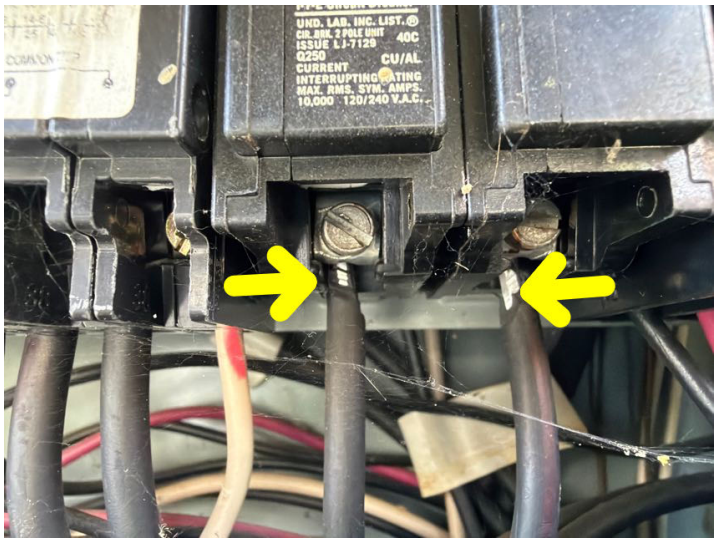
Electrical Service Panels (continued)



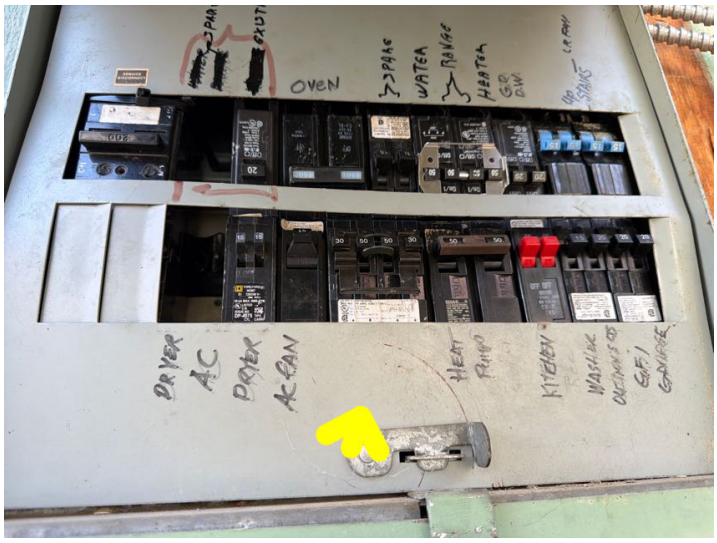
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Various circuits within the main electrical panel are not labeled, and this condition should be serviced by a qualified electrical contractor so that the appropriate load calculations and breaker sizes can be determined.

Interior Space

1. Main Entry

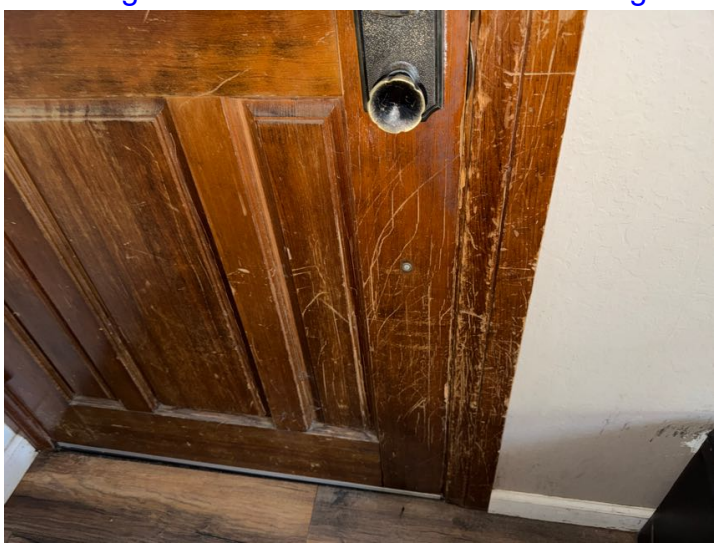
Observations:

1.1. The door is functional, but has cosmetic damage you should view for yourself.

1.2. The doorbell does not work and should be serviced.

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

1.4. A light switch cover is cracked or damaged and should be replaced.



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



A light switch cover is cracked or damaged and should be replaced.

2. Living Room

Observations:

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

2.2. One or more windows do not open or close smoothly and should be serviced.

2.3. One or more window sills have cosmetic damage and can be repaired if desired.

2.4. The walls or ceiling have cosmetic damage, which you may wish to 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. One or more outlets are damaged and should be evaluated and serviced by a licensed electrical contractor.

2.8. One or more outlet covers are missing and should be installed.

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

Interior Space (continued)



One or more outlets are damaged and should be evaluated and serviced by a licensed electrical contractor.



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



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



One or more window sills have cosmetic damage and can be repaired if desired.

Interior Space (continued)



One or more windows do not open or close smoothly and should be serviced.



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

3. Dining Room

Observations:

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

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

4. Upstairs Hallway

Observations:

4.1. This hallway leads to the primary bedroom and bedroom 2.

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

4.3. The walls have stress fractures that 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, particularly if they are not repaired correctly.

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

4.5. The balusters in the stair or guard rails are more than four inches apart and are not child-safe. Therefore, you may wish to add a protective barrier.

4.6. One or more outlet covers are broken and should be replaced.

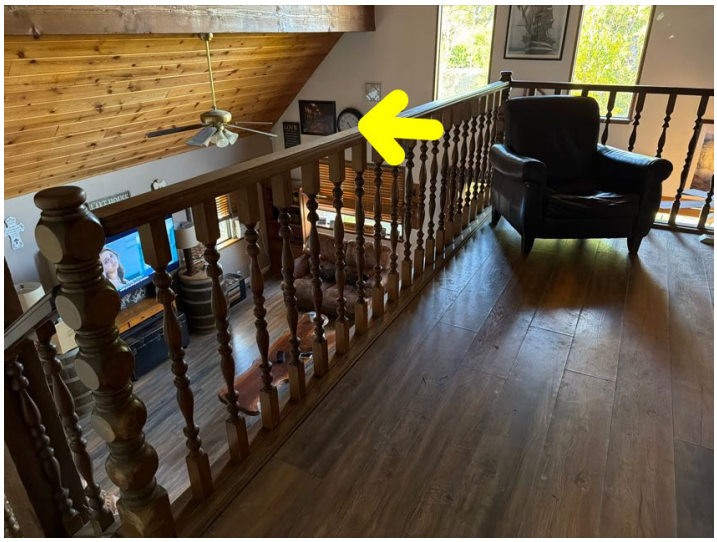
Interior Space (continued)



One or more outlet covers are broken and should be replaced.



The walls have stress fractures that 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, particularly if they are not repaired correctly.



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



The balusters in the stair or guard rails are more than four inches apart and are not child-safe. Therefore, you may wish to add a protective barrier.

5. Downstairs Hallway

Observations:

5.1. This hallway leads to bedrooms 3 and 4.

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

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

5.4. The closet door handle needs to be serviced to work smoothly.

5.5. One or more light switch covers are missing and should be installed.

Interior Space (continued)



One or more light switch covers are missing and should be installed.



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



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

6. Stairs

Observations:

6.1. A handrail is loose and should be serviced for safety.

6.2. One or more stair treads are damaged, which could prove to be a trip hazard and should be serviced.

Interior Space (continued)



A handrail is loose and should be serviced for safety.



One or more stair treads are damaged, which could prove to be a trip hazard and should be serviced.

Bedrooms

1. Primary Bedroom Observations

Observations:

1.1. This bedroom is located up the stairs to the right.

1.2. The door jambs are damaged and should be replaced.

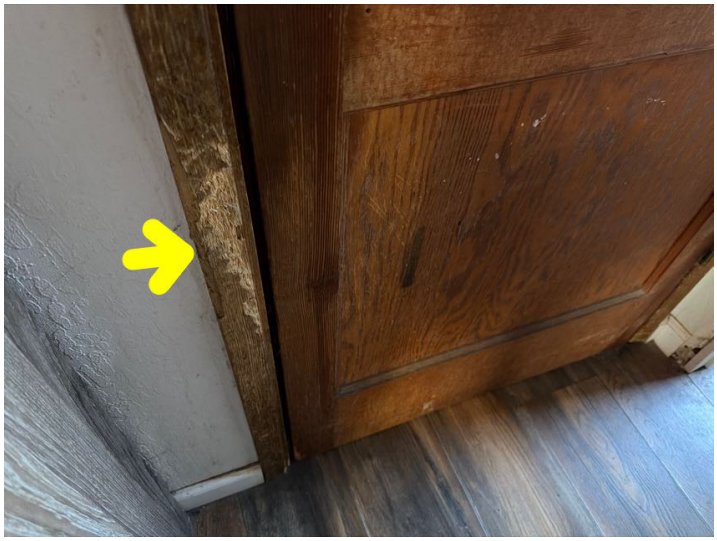
1.3. A light cover or globe is missing and should be installed.

1.4. We were unable to activate the ceiling fan, which could be controlled by a remote. Please consult with the seller regarding this issue.

1.5. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

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

Bedrooms (continued)



The door jambs are damaged and should be replaced.



The door jambs are damaged and should be replaced.

2. Bedroom 2

Observations:

2.1. This bedroom is located at the end of the upstairs hallway.

2.2. The smoke detector responded to the test button but should be checked and tested periodically.

2.3. The bedroom 2 entry door is missing and you may wish to have it installed.

2.4. The exterior door is functional, but not fully weather-sealed.

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

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

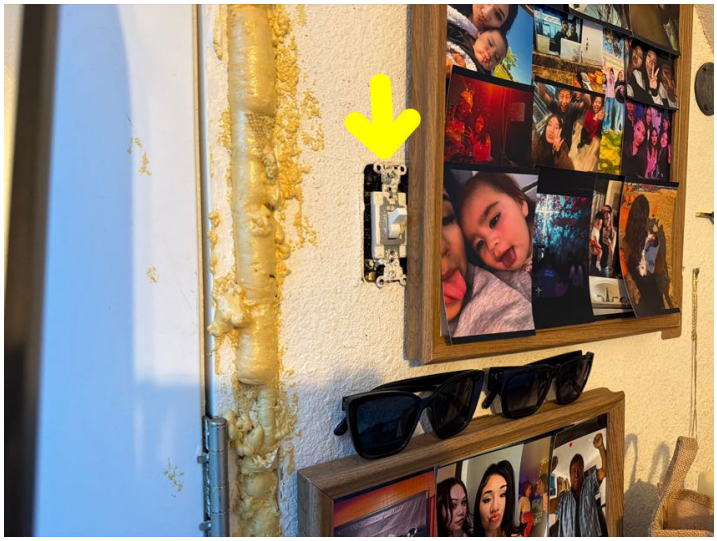
2.7. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

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

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

2.10. One or more outlet/light switch covers are missing and should be installed.

Bedrooms (continued)



One or more outlet/light switch covers are missing and should be installed.



One or more outlet/light switch covers are missing and should be installed.



The bedroom 2 entry door is missing and you may wish to have it installed.



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

Bedrooms (continued)



The walls or ceiling have cosmetic damage, which you may wish to view for yourself.



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

3. Bedroom 3

Observations:

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

3.2. The smoke detector responded to the test button but should be checked and tested periodically.

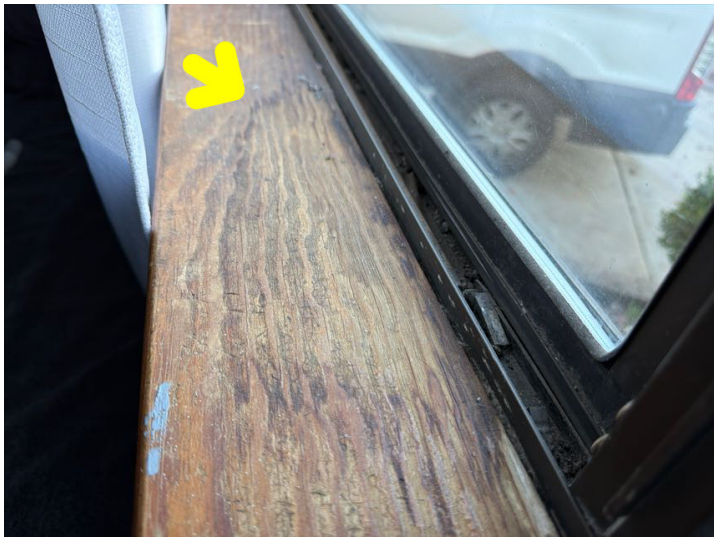
3.3. It would be prudent to add a door stop at the door to protect the wall into which it opens.

3.4. One or more window sills have cosmetic damage and can be repaired if desired.

3.5. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

3.6. The floor is moisture damaged. The condition should be evaluated by a qualified tradesperson and serviced as necessary.

Bedrooms (continued)



One or more window sills have cosmetic damage and can be repaired if desired.



The floor is moisture damaged. The condition should be evaluated by a qualified tradesperson and serviced as necessary.

4. Bedroom 4

Observations:

4.1. This bedroom is located at the end of the downstairs hallway.

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

4.3. The entry door is cosmetically damaged and should be serviced.

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

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

4.6. One or more window sills have cosmetic damage and can be repaired if desired.

4.7. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

4.8. There is moisture staining/damage on the wall that should be explained or explored further.

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

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

4.11. One or more light switch covers are missing and should be installed.

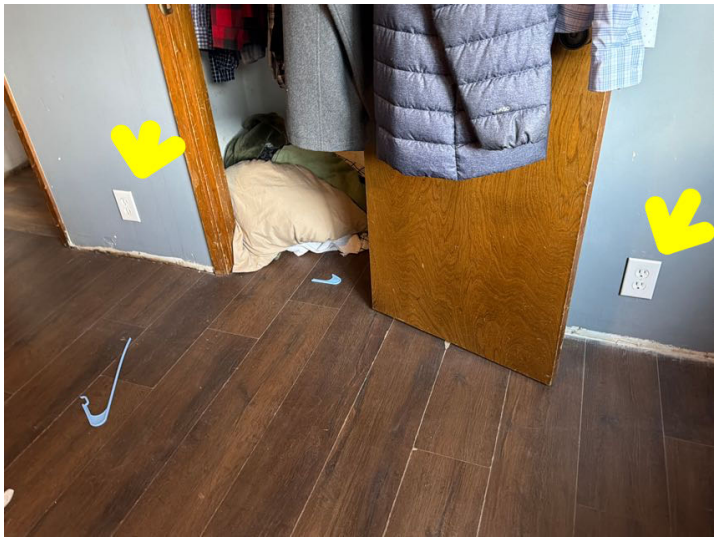
Bedrooms (continued)



One or more light switch covers are missing and should be installed.



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



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



One or more window sills have cosmetic damage and can be repaired if desired.

Bedrooms (continued)



There is moisture staining/damage on the wall 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 or 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.

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

Kitchen (continued)



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

2. Cabinets

Observations:

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

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

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



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

Kitchen (continued)

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. A light is missing its globe or cover 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. One or more outlet covers are damaged or broken and should be serviced.



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



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

5. Microwave Oven

Observations:

5.1. The built-in microwave is functional, but we did not test it for leakage, which would require a specialized instrument.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

6.3. The trap and drain are functional.

6.4. There is a leak from a disconnected dishwasher waste line at the garbage disposal that should be repaired.

Kitchen (continued)



There is a leak from a disconnected dishwasher waste line at the garbage disposal that should be repaired.

7. Garbage Disposal Comments

Observations:

7.1. Foreign debris is stuck within the garbage disposal that should be removed.

8. Exhaust Fan

Observations:

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

9. Electric Range & Cook Top

Observations:

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

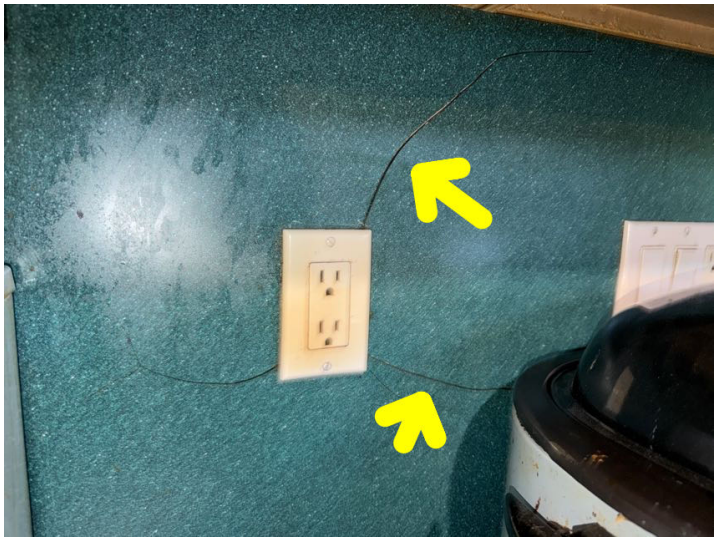
9.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

10. Walls/Ceilings/Windows & Doors

Observations:

10.1. There is damage to the wall or backsplash that should be serviced.

Kitchen (continued)



There is damage to the wall or backsplash that should be serviced.



There is damage to the wall or backsplash that should be serviced.

Bathrooms

1. Primary Bathroom Observations

Observations:

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

1.2. The cabinets have typical cosmetic damage, or damage that is commensurate with age.

1.3. The floor of the sink cabinet is functional but moisture-damaged, which you may wish to see for yourself.

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

1.5. A sink faucet is loose and should be secured.

1.6. The right-side sink faucet produces no water flow and should be evaluated by a licensed plumbing contractor.

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

1.11. The toilet is identified as a low-flush type and is rated at 1.28 GPF.

1.12. The shower is functional, and the showerhead has a flow rate of 1.75 gpm.

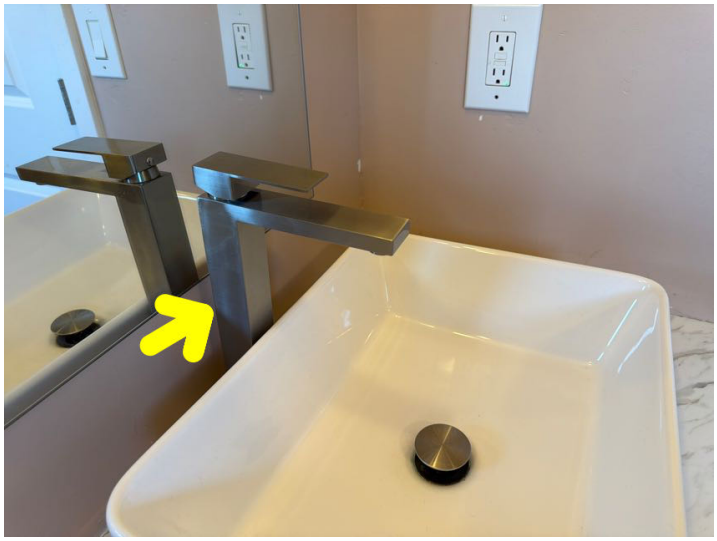
1.13. We do not pressure-test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.

1.14. The showerhead pipe is loose and should be serviced.

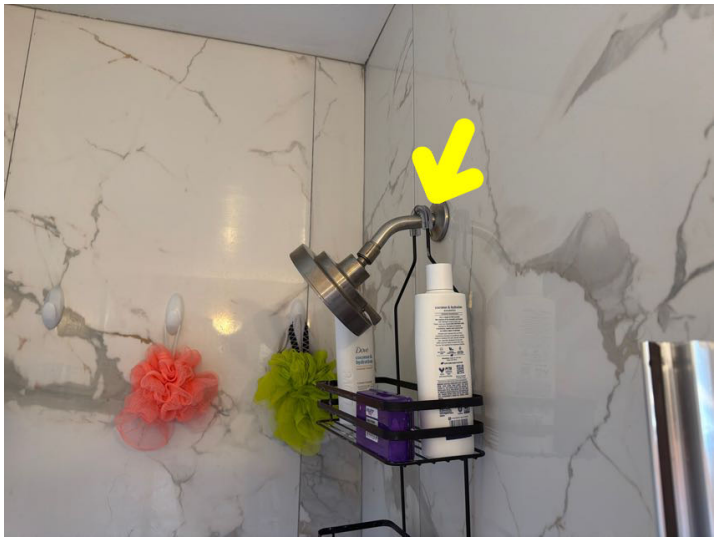
1.15. There is moisture-damaged drywall/baseboard adjacent to the tub or shower, which is not uncommon but should be repaired.

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

Bathrooms (continued)



A sink faucet is loose and should be secured.



The showerhead pipe is loose and should be serviced.



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

Bathrooms (continued)

2. Downstairs Hallway Bathroom

Observations:

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

2.2. The cabinets have typical cosmetic damage, or damage that is commensurate with age.

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 functional and include ground-fault protection.

2.8. There is no exhaust fan. Although there are operable windows, we recommend one be installed.

2.9. The toilet is identified as a low-flush type and is a dual-flush model rated at 1.0/1.6 GPF.

2.10. The showerhead has a flow rate of 1.75 gpm.

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

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

2.13. The showerhead pipe is loose and should be serviced.

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

2.15. One or more window sills/frames have damage that should be serviced.

2.16. The door rubs and needs to be serviced to work smoothly.

2.17. One or more ceiling lights are not secure and should be serviced.

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

2.19. The shower faucet handle leaks and should be repaired.

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

Bathrooms (continued)



One or more ceiling lights are not secure and should be serviced.



The shower faucet handle leaks and should be repaired.



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



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

Bathrooms (continued)



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



The showerhead pipe is loose and should be serviced.



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



One or more window sills/frames have damage that should be serviced.

Laundry

1. Laundry Area

Observations:

1.1. The laundry area is located within the garage.

1.2. Some of the components behind the washer/dryer were obstructed from view and were not inspected.

1.3. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason, we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shutoff devices for better protection.

1.4. The backdraft damper on the exterior dryer vent cover is missing, stuck open, or incomplete and should be cleaned, repaired, or replaced.

1.5. The outlets that were tested are functional.

1.6. The 220-volt receptacle is functional.

1.7. The 220-volt receptacle is a 3-prong type. New electric dryers have a 4-prong appliance cord and you may need to upgrade or adapt to this connection.



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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. Serial Number 1306303F2V - Manufactured 2013

1.3. The furnace is functional and in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. We recommend that the furnace be serviced before each heating season, and you should ask the sellers when the furnace was last evaluated and serviced. If it has not been serviced within the last 12 months, we recommend that it be evaluated and serviced as soon as possible.

1.4. The furnace is not original, and you should obtain documentation of its replacement for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.

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

1.6. The circulating fan blades 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.

1.7. The thermostat is functional.

1.8. Some ducts are a fairly modern, flexible type composed of a clear inner liner and an outer plastic shell that contains fiberglass insulation. However, the outer shell has been found to be susceptible to ultraviolet exposure, which causes the outer shell to deteriorate and, therefore, should be monitored.

1.9. Some ducts are a rigid metal type and are insulated with fiberglass.

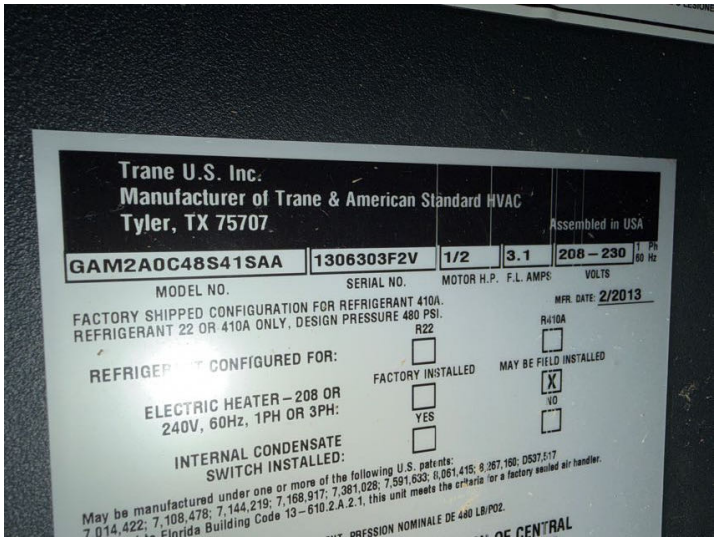
1.10. One or more of the ducts have loose, damaged, or missing insulation, which could cause energy loss, and should be evaluated by a licensed HVAC contractor and serviced as necessary.

1.11. Because the registers are mounted on the floor and the home is furnished, we may not have located all of them.

Heating & Air conditioning (continued)



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



Serial Number 1306303F2V - Manufactured 2013



One or more of the ducts have loose, damaged, or missing insulation, which could cause energy loss, and should be evaluated by a licensed HVAC contractor and serviced as necessary.

2. Air Conditioning

Observations:

2.1. Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the crawlspace and a condensing coil that is located on the exterior.

2.2. The air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.

Heating & Air conditioning (continued)

3. Window Units

Observations:

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

Garages

1. Double-Car Garage

Observations:

1.1. The house entry door has cosmetic damage that you should view for yourself.

1.2. The platform step adjacent to the house entry door is not secure, and we recommend service by a qualified tradesperson.

1.3. The garage side door is functional but not fully weather-sealed and should be serviced.

1.4. 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.

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

1.6. There is moisture staining/damage 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.

1.7. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

1.8. There are cracks in the walls or ceiling that are the result of movement. However, they do not appear to be structurally threatening. We will elaborate on this condition upon request, but you may wish to have an evaluation by a qualified specialist.

1.9. One or more lights are missing their globe or cover and should be serviced.

1.10. The garage door does not roll smoothly and should be serviced, adjusted, or lubricated.

1.11. The garage door opener does not function properly and should be serviced.

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

1.13. The house entry door opens incorrectly over a step and should open over a platform the width of the door for optimal safety.

1.14. The voids in the garage firewall must be repaired in order to maintain the necessary firewall separation between the garage and the residence.

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

1.16. The outlets that were tested are functional, but should be upgraded to have ground-fault protection, which is mandated by current standards and is an important safety feature.

1.17. One or more light switches are damaged and should be replaced.

Garages (continued)

1.18. There are one or more open electrical junction boxes, which should be sealed so that any arcing or sparking would be contained within the box.



The house entry door opens incorrectly over a step and should open over a platform the width of the door for optimal safety.



The voids in the garage firewall must be repaired in order to maintain the necessary firewall separation between the garage and the residence.



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



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Garages (continued)



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One or more light switches are damaged and should be replaced.



There are one or more open electrical junction boxes, which should be sealed so that any arcing or sparking would be contained within the box.

Garages (continued)



There are one or more open electrical junction boxes, which should be sealed so that any arcing or sparking would be contained within the box.



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



The platform step adjacent to the house entry door is not secure, and we recommend service by a qualified tradesperson.



The garage side door is functional but not fully weather-sealed and should be serviced.

Garages (continued)



There are cracks in the walls or ceiling that are the result of movement. However, they do not appear to be structurally threatening. We will elaborate on this condition upon request, but you may wish to have an evaluation by a qualified specialist.



There are cracks in the walls or ceiling that are the result of movement. However, they do not appear to be structurally threatening. We will elaborate on this condition upon request, but you may wish to have an evaluation by a qualified specialist.



There is moisture staining/damage 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.