

# ***Cornerstone Inspection***

## **Property Inspection Report**



***2138 Callender Road, Arroyo Grande, CA 93420***  
***Inspection prepared for: Scott and Tina Dye***  
***Real Estate Agent: Jim Settle - Century 21 Hometown Realty***

***Date of Inspection: 6/5/2017 Time: 1:00 PM Size: 1800***  
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***Inspector: Gus Vasquez***  
***CCI/CREIA***

***P.O. Box 1511, Pismo Beach, CA 93448***

***Phone: 805-290-6303***

***Email: [gus@cornerstonecentralcoast.com](mailto:gus@cornerstonecentralcoast.com)***

**CORNERSTONE**  
**INSPECTION**

## Report Summary

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

*We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, 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, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.*

*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 may only illustrate an example of the issue being reported. More issues or defects may exist that will be discovered by a specialist retained to evaluate the specific issue. Locations of various components identified within the report such as "left" or "right" side, "front" or "rear" of the property are described from the perspective of facing the front door. Please use the photo, if one, 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.***

### Site and Other Comments

Page 6 Item: 2	Environmental Comments	2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component 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 to a gas appliance.
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### Exterior

Page 9 Item: 6	Electrical Components	6.2. The exterior outlets are functional, but should be upgraded to have ground fault protection.
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### Roofing

Page 12 Item: 2	Composition Shingle Observations	2.9. The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.
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### Fireplace

Page 15 Item: 1	Living Fireplace Comments	<p>1.9. The wooden fireplace mantle is closer to the opening than current standards would permit, which typically require twelve inches of clear space between them. However, this distance can vary depending on the distance that the mantle projects, and you may wish to have a specialist evaluate.</p> <p>1.10. There is no spark arrestor on the chimney, which is required by current standards, and should be installed.</p>
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### **Plumbing Components**

Page 18 Item: 5	Electric Water Heater	<p>5.9. The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.</p> <p>5.10. The water heater is not correctly secured, and needs to be seismically strapped and braced in accordance with local standards.</p>
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### **Electrical Service Panels**

Page 20 Item: 1	Main Electrical Panel	<p>1.10. The interior cover panel for the main electrical panel is missing, and should be replaced.</p> <p>1.11. Various circuits are not labeled, which is recommended.</p>
Page 21 Item: 2	Sub Panel Observations	2.8. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.
Page 22 Item: 3	Sub Panel #2 Observations	3.7. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.

### **Bedrooms**

Page 24 Item: 1	Master Bedroom Observations	1.3. A smoke alarm in the bedroom did not respond, and should be serviced before the close of escrow. Only one detector is required however all smoke detector. installed must be functional
Page 25 Item: 2	Bedroom 2	2.4. A smoke alarm in the bedroom did not respond, and should be serviced before the close of escrow. Only one detector is required however all smoke detector. installed must be functional

### **Kitchen**

Page 25 Item: 4	Electrical Components	4.4. 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.
Page 26 Item: 6	Garbage Disposal Comments	6.2. The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.

Page 27 Item: 9	Gas Range & Cook Top	9.2. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.
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## **Bathrooms**

Page 28 Item: 1	Master Bathroom Observations	1.12. The vanity and sink countertop is not secure, and should be serviced.
Page 29 Item: 2	Hallway Bathroom	2.14. The vanity and sink countertop is not secure, and should be serviced.

## **Laundry**

Page 30 Item: 1	Laundry Room	<p>1.14. There is no exhaust fan or openable window, which required.</p> <p>1.15. The gas control valve is located on the exterior and is required to be located adjacent the dryer within the laundry room and its connector passes through the exterior wall which is not permitted by current standards and should be serviced.</p>
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## **Garages**

Page 36 Item: 1	Double-Car Garage	<p>1.9. The house entry door is not self-closing and latching, which is required to complete the necessary firewall protection.</p> <p>1.10. A pull-down ladder assembly in the garage ceiling violates the necessary firewall separation between the garage and the living quarters. Its hatch cover should be sheathed in metal (26 Gauge), large enough to cover the seams, and made to latch, or the wall of the residence, within the attic, must be plastered or dry-walled.</p> <p>1.11. 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.</p> <p>1.12. A GFCI outlet does not trip when activated and should be serviced.</p> <p>1.13. One or more outlet covers is missing and should be installed.</p>
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## ***Site and Other Comments***

## 1. Site and General Information

Observations:

1.1. The buyers were present during the inspection.

1.2. The buyer's agent was present during the inspection.

1.3. The Seller was present during the inspection.

1.4. The residence is furnished, and in accordance with California Real Estate Inspection Association (CREIA) standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

1.5. 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.

1.6. 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. Our inspections are followed up with an addendum or supplemental information that is issued to our clients after the original reports have released to the other parties involved in the transaction. If you like the quality and thoroughness of this report, and wish to retain Cornerstone Inspection, Inc., we would be happy to perform an on-site review of the report and inspection for a fee of \$175, or 1/2 the original inspection fee, whichever is more. A review usually takes on the average home about 1 hour. The review includes a consultation at the property, and includes the issuance of a new report and contract in your name.

1.7. 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.

1.8. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately at (805) 619-5092 to arrange for a contract. This inspection is invalid without a signed contract. The contract may be signed after the inspection has been performed and can be sent and received by e-mail or FAX. Our insurance requires a contract for every inspection, and without one, there is no insurance coverage.

1.9. The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

1.10. Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

1.11. The home includes a security system that we do not have the expertise to evaluate and

typically requires a third-party to activate.

## **2. Environmental Comments**

Observations:

2.1. Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern, you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

2.2. It is recommended that smoke alarms older than 8 years old be replaced for safety reasons, as the sensors may no longer be effective. We recommend Photoelectric sensor models only.

2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component 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 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, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.



## 2. Grading and Drainage

### Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have. We may confirmed 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, which is not ideal. We did not see any evidence of moisture threatening the living space.

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

2.4. 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.

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



### 3. Exterior Wall Cladding

Observations:

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

3.2. The house wall finish is generally in acceptable condition but has unfinished portions and repairs that should be serviced.

3.3. The siding needs typical maintenance such as sealing and painting. This should include caulking and filling gaps or openings such as small cracks or openings at hose bibs, and sealing with a proper primersealer, then one or two finish coats.

3.4. There are small cracks in the stucco around some of the windows and doors that result from movement, and are quite common. Stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

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

3.6. There are 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.



The house wall finish is generally in acceptable condition but has a unfinished repair that should be serviced.



There are small cracks in the stucco around some of the windows and doors that result from movement, and are quite common. Stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.



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.

#### **4. Hard Surfaces**

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There are several offsets in the walkways and patio surface that could prove to be trip-hazards.

#### **5. Wood Trim, Fascia and Eave**

Observations:

- 5.1. The fascia board and trim are in acceptable condition.

#### **6. Electrical Components**

Observations:

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

6.2. The exterior outlets are functional, but should be upgraded to have ground fault protection.

## 7. Windows

Observations:

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

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

## 8. Fences and Gates

Observations:

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

8.2. The property is on acreage and the fences were not fully inspected.

8.3. The gates need maintenance-type service, to open and close or latch easily.

## 9. Landscaping

Observations:

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



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

## 10. Patio Covers and Arbors

Observations:

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

## **Foundation Comments**

### **1. Slab Foundation**

#### Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

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

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

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

## **Roofing**

### **1. Roof Gutters**

#### Observations:

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

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

2.3. The composition shingle roof appears to be approximately fourteen to sixteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

2.4. We observed repairs done to the roof that should be explained by the sellers as to why these repairs were needed.

2.5. The roof includes a satellite dish that has been installed by bolting through the roof, which can be a common point of leaks and should be monitored.

2.6. A rain-collar is missing on a heat vent which you may wish to have installed.

2.7. There is flashing but no counter flashing where a portion of the roof abuts the house, and moisture intrusion would be possible. Therefore, this connection will need to be monitored and serviced as necessary.

2.8. There is no drip edge at portions of the eaves, or edge of the roof, which is recommended to protect the wood sheathing.

2.9. The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.



The roof includes a satellite dish that has been installed by bolting through the roof, which can be a common point of leaks and should be monitored.



A rain-collar is missing on a heat vent which you may wish to have installed.



There is flashing but no counter flashing where a portion of the roof abuts the house, and moisture intrusion would be possible. Therefore, this connection will need to be monitored and serviced as necessary.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.





There is no drip edge at portions of the eaves, or edge of the roof, which is recommended to protect the wood sheathing.



The roof has one or more damaged or missing shingles that should be repaired by a licensed roofing contractor.



We observed repairs done to the roof that should be explained by the sellers as to why these repairs were needed.

## ***Fireplace***



## 1. Living Fireplace Comments

### Observations:

1.1. The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

1.2. There are cracks, loose bricks or missing mortar in the fireplace, which is not uncommon, but which should be serviced by a licensed and certified chimney specialist.

1.3. There is no damper in the chimney flue to prevent energy from being lost up the chimney, and you should consider having one installed.

1.4. The chimney flue is due for cleaning. The chimney flue need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated or cleaned by a specialist.

1.5. The fireplace hearth is in acceptable condition.

1.6. The mortar on the crown is not contoured correctly to shed water, which is its intended purpose, and should be serviced.

1.7. The chimney has a spark arrestor but not a weather cap to prevent moisture intrusion and thereby extend the life of chimneys and we recommend having one installed.

1.8. The chimney flashings are in acceptable condition.

1.9. The wooden fireplace mantle is closer to the opening than current standards would permit, which typically require twelve inches of clear space between them. However, this distance can vary depending on the distance that the mantle projects, and you may wish to have a specialist evaluate.

1.10. There is no spark arrestor on the chimney, which is required by current standards, and should be installed.



The wooden fireplace mantle is closer to the opening than current standards would permit, which typically require twelve inches of clear space between them. However, this distance can vary depending on the distance that the mantle projects, and you may wish to have a specialist evaluate.



The mortar on the crown is not contoured correctly to shed water, which is its intended purpose, and should be serviced.

## ***Plumbing Components***

### **1. General Plumbing Comments**

#### Observations:

1.1. The water supply is private and provided by a well, which we do not evaluate and is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependent upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependant upon the yield of the well and are best determined by a specialist.

### **2. Water Supply Comments**

#### Observations:

2.1. The main water shut-off valve is located at the well equipment.

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

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

### **3. Gas Service Information**

Observations:

3.1. The gas shutoff is located at the propane tank, which is not ideal and you may want to add a shut-off valve at the house.

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

3.3. The residence is served by propane, also know as LPG. We recommend that the gas supply company perform an account change inspection prior the close of escrow. This inspection will include inspection of the gas appliances, tank, valves and pipes. The information will also include the monthly cost of gas that will help you evaluate the annual cost of propane.

### **4. Irrigation and Hose Bibb Information**

Observations:

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

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

## 5. Electric Water Heater

### Observations:

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

5.2. Hot water is provided by a 40 gallon electric water heater that is located in the garage.

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

5.4. The water heater is about 5 years old.

5.5. The electrical connection to the water heater is functional.

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

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

5.8. The water heater is not equipped with a drip pan or overflow pipe, which is a recommended upgrade, and which is designed to prevent or minimize water damage from a leak.

5.9. The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

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



The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.



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

## 6. Waste and Drain Systems

### Observations:

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

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

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

6.4. This property is served by a private waste system that we do not have the expertise to inspect. We recommend the septic system be evaluated by a qualified specialist. Furthermore, we do recommend the use of biodegradable tissues, soaps, detergents, and other non bleach cleaners. We recommend you avoid depositing grease, flushable wipes, feminine products and other objects within the system.

## Electrical Service Panels

## 1. Main Electrical Panel

### Observations:

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

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

1.3. The panel was manufactured by Zinsco/Sylvania Company and may employ breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and 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. Also, you can learn more about this issue at:

<http://www.inspect-ny.com/electric/Zinsco.htm>

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

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

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

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

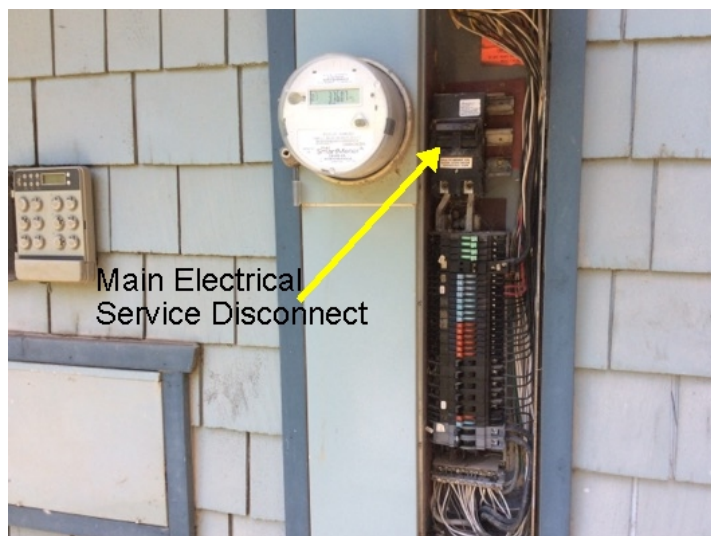
1.8. There are no visible deficiencies with the circuit breakers in the main electrical panel.

1.9. The main electrical panel is double-grounded to a driven rod and to a water pipe.

1.10. The interior cover panel for the main electrical panel is missing, and should be replaced.

1.11. Various circuits are not labeled, which is recommended.





The residence is served by a <<Electrical Panel Amps::200>> amp main electrical panel, located at the <<Location::right side>>of the home or unit.

## 2. Sub Panel Observations

### Observations:

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

2.2. The sub panel is located in the garage.

2.3. Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

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

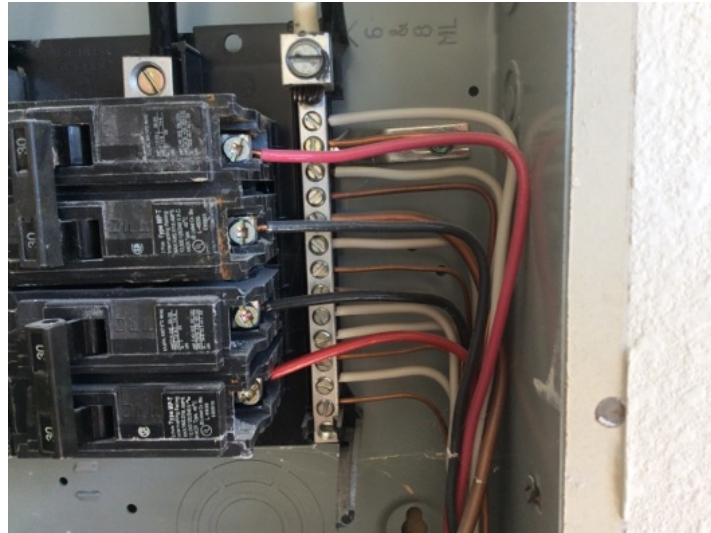
2.5. There are no visible deficiencies with the electrical wiring in the sub panel.

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

2.7. The circuit breakers have no visible deficiencies.

2.8. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.





The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.

### 3. Sub Panel #2 Observations

Observations:

- 3.1. 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.
- 3.2. The sub panel is located within the upstairs office.
- 3.3. The cover for the electrical sub panel is in acceptable condition.
- 3.4. There are no visible deficiencies with the electrical wiring in the sub panel.
- 3.5. The residence is wired predominantly with a modern vinyl conduit known as Romex.
- 3.6. The circuit breakers have no visible deficiencies.
- 3.7. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.



The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.

## ***Interior Living Space***

### ***1. Main Entry***

Observations:

- 1.1. The front door is functional.
- 1.2. The doorbell does not work and should be serviced.
- 1.3. The deadbolt on the exterior door does not engage easily, and should be repaired or replaced.

### ***2. Living Room***

Observations:

- 2.1. The living room is located adjacent to the main entry.
- 2.2. A window lock is missing or damaged and needs to be serviced to be functional.

### ***3. Family Room***

Observations:

- 3.1. The Family room is located adjacent to the dining room.
- 3.2. The Family room appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
- 3.3. A window lock is missing or damaged and needs to be serviced to be functional.

## **4. Dining Room**

Observations:

- 4.1. The Dining room is located adjacent to the kitchen.
- 4.2. We have evaluated the living room, and found it to be in acceptable condition.

## **5. Office**

Observations:

- 5.1. The Office is located adjacent to the master bathroom.
- 5.2. We have evaluated the office, and found it to be in acceptable condition.

## **6. Main Hallway**

Observations:

- 6.1. This hallway leads to the bedrooms.
- 6.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 6.3. The smoke alarm responded to the test button, but should be checked periodically.

## **Bedrooms**

### **1. Master Bedroom Observations**

Observations:

- 1.1. This bedroom is located at the end of the hallway.
- 1.2. The door rubs and needs to be serviced to open and close smoothly.
- 1.3. A smoke alarm in the bedroom did not respond, and should be serviced before the close of escrow. Only one detector is required however all smoke detector. installed must be functional

### **2. Bedroom 2**

Observations:

- 2.1. This bedroom is located at the 1st bedroom door on the right going down the hallway.
- 2.2. The door rubs and needs to be serviced to open and close smoothly.
- 2.3. One or more of the closet doors are missing and you may wish to have it installed.
- 2.4. A smoke alarm in the bedroom did not respond, and should be serviced before the close of escrow. Only one detector is required however all smoke detector. installed must be functional

## ***Kitchen***

### **1. General Comments**

Observations:

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

### **2. Cabinets**

Observations:

2.1. The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, etc.

### **3. Countertop**

Observations:

3.1. The counter top is functional.

### **4. Electrical Components**

Observations:

4.1. There is exposed electrical wiring where maybe an island is meant to go. It should be protected from access especially from children or eliminated if it is not to be used.

4.2. The lights are functional.

4.3. There is an improper outlet covers that does not fully cover the junction box and should be serviced.

4.4. 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.



There is an improper outlet covers that does not fully cover the junction box and should be serviced.

## 5. Sink and Faucet

Observations:

- 5.1. The sink is functional.
- 5.2. The sink faucet is functional.
- 5.3. The valves and connector below the sink are functional.
- 5.4. The trap and drain are functional.

## 6. Garbage Disposal Comments

Observations:

- 6.1. The garbage disposal is functional.
- 6.2. The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.



The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.

## 7. Dishwasher Comments

Observations:

7.1. The dishwasher is functional but discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.

7.2. The dishwasher is functional, but does not sit squarely within its opening and/or has not been secured in its opening.

## 8. Exhaust Fan

Observations:

8.1. The downdraft exhaust fan light does not respond, and should be serviced.

8.2. The exhaust fan is functional, but it needs to be cleaned or degreased.

## 9. Gas Range & Cook Top

Observations:

9.1. The gas 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 is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

## Bathrooms

## 1. Master Bathroom Observations

Observations:

- 1.1. The master bathroom is a three-quarter, and is located adjacent to the master bedroom.
- 1.2. The sink is functional.
- 1.3. The sink faucet and its components are functional.
- 1.4. The sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.
- 1.5. The outlets are functional and include ground-fault protection.
- 1.6. The lights are functional.
- 1.7. The exhaust fan is functional but should be cleaned to be effective.
- 1.8. The toilet is functional.
- 1.9. The toilet is identified as being a low-flush type.
- 1.10. The stall shower is functional.
- 1.11. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 1.12. The vanity and sink countertop is not secure, and should be serviced.



## **2. Hallway Bathroom**

Observations:

- 2.1. The hallway bathroom is a full, and is located adjacent to the main hallway.
- 2.2. The sink is functional.
- 2.3. The sink faucet and its components are functional.
- 2.4. A mechanical sink stopper is incomplete and should be serviced.
- 2.5. The trap and drain are functional.
- 2.6. The outlets are functional and include ground-fault protection.
- 2.7. The lights are functional.
- 2.8. The exhaust fan is functional.
- 2.9. The toilet is functional.
- 2.10. The toilet is identified as being a low-flush type.
- 2.11. The tub-shower is functional.
- 2.12. The shower diverter valve in the tub-shower is defective, and should be repaired or replaced.
- 2.13. The mechanical tub stopper does not engage, and should be serviced.
- 2.14. The vanity and sink countertop is not secure, and should be serviced.

## **Laundry**

## 1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the garage.
- 1.2. The Laundry room appears to have been remodeled, or an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects may exist.
- 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 hoses that are coupled with emergency leak water shutoff devices for better protection.
- 1.4. The back-draft on the exterior dryer vent cover is missing, incomplete or non functional and should be repaired or replaced.
- 1.5. The outlets that were tested are functional.
- 1.6. A 220 volt receptacle for the dryer is functional.
- 1.7. The lights are functional.
- 1.8. The sink and countertop are functional.
- 1.9. The sink faucet is functional.
- 1.10. The hot and cold valves are reversed.
- 1.11. The valves and connector below the sink are functional.
- 1.12. The trap and drain at the sink are functional.
- 1.13. The cabinets are functional, and do not have any significant damage.
- 1.14. There is no exhaust fan or openable window, which required.
- 1.15. The gas control valve is located on the exterior and is required to be located adjacent the dryer within the laundry room and its connector passes through the exterior wall which is not permitted by current standards and should be serviced.



The gas control valve is located on the exterior and is required to be located adjacent the dryer within the laundry room and its connector passes through the exterior wall which is not permitted by current standards and should be serviced.



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

## ***Heating & Air conditioning***

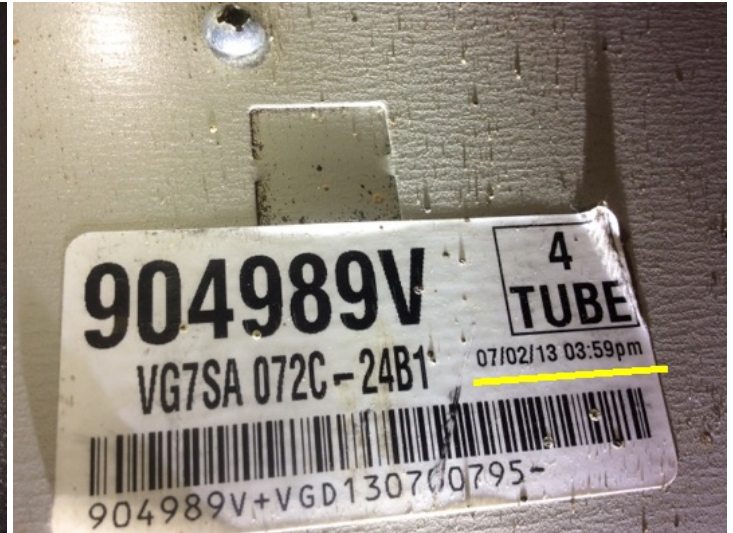
## 1. Forced Air Furnace

### Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the attic.
- 1.2. The furnace is functional. We recommend that the furnace be serviced before each heating season and you may want to ask the sellers when the furnace was last serviced.
- 1.3. There is no work platform at the furnace, which is required when a furnace is located within the attic.
- 1.4. There is no pathway to the work platform at the furnace, which is required when a furnace is located within the attic.
- 1.5. 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.
- 1.6. The vent pipe is functional.
- 1.7. The gas valve and connector are in acceptable condition.
- 1.8. The combustion-air vents for the gas furnace are functional.
- 1.9. The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the ducts can become contaminated.
- 1.10. There is no air filter within the heating system, which should be installed.
- 1.11. The circulating fan is clean and functional.
- 1.12. The thermostat is functional.
- 1.13. The ducts are rigid metal type that insulated with fiberglass.
- 1.14. Some of the ducts do not appear to be connected and may have been part of a previous system. They permit air from the attic to transfer to the interior. We recommend an HVAC contractor evaluate and service as required.
- 1.15. The registers are reasonably clean and functional.
- 1.16. A wall register is missing in family room and should be replaced.



Furnace Brand-Airtemp



Furnace Model-904989V Manufactured 2013



Some of the ducts do not appear to be connected and may have been part of a previous system. They permit air from the attic to transfer to the interior. We recommend an HVAC contractor evaluate and service as required.

## ***Attic's***

## 1. Attic

### Observations:

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

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

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due conditions of clearance and obstructions. We were able to access approximately 50% of the attic.

1.5. The lights are functional.

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

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

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

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

1.10. The heat vents appear to be functional.

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

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



## 2. Garage Attic

### Observations:

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

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

2.3. We evaluated the attic by direct access.

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

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

2.6. There is no insulation within the garage attic, which is not required.

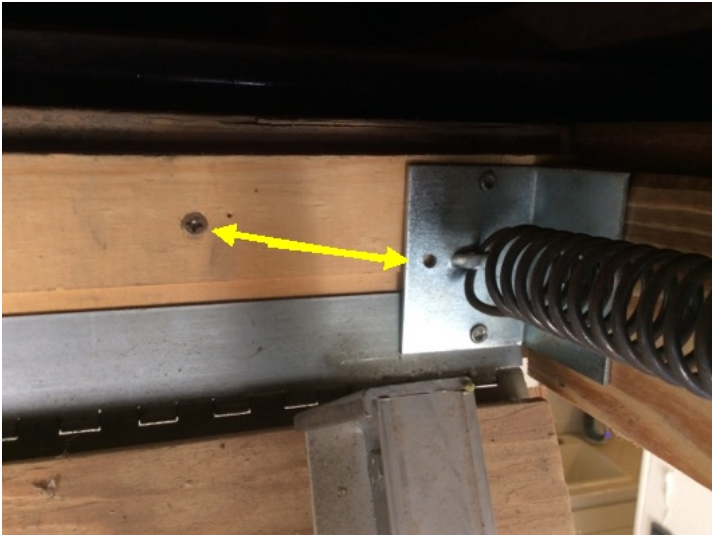
## Garages



## 1. Double-Car Garage

### Observations:

- 1.1. The side door is functional.
- 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 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 pull down ladder is not installed according to the manufacturers requirements that calls for nails, not screws, be installed through the brackets. We recommend servicing to meet this standard.
- 1.5. The ceiling lights do not respond, and should be serviced.
- 1.6. There is exposed romex that should be protected by installing the romex inside the wall cavity, or properly wired into conduit.
- 1.7. The garage door and its hardware are functional but has some cosmetic damage.
- 1.8. The garage door opener is functional.
- 1.9. The house entry door is not self-closing and latching, which is required to complete the necessary firewall protection.
- 1.10. A pull-down ladder assembly in the garage ceiling violates the necessary firewall separation between the garage and the living quarters. Its hatch cover should be sheathed in metal (26 Gauge), large enough to cover the seams, and made to latch, or the wall of the residence, within the attic, must be plastered or dry-walled.
- 1.11. 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.
- 1.12. A GFCI outlet does not trip when activated and should be serviced.
- 1.13. One or more outlet covers is missing and should be installed.



The pull down ladder is not installed according to the manufacturers requirements that calls for nails, not screws, be installed through the brackets. We recommend servicing to meet this standard.



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