

Cornerstone Inspections

Property Inspection Report



2505 Rodman Dr, Baywood-Los Osos, CA 93402
Inspection prepared for: Ken Kellett
Real Estate Agent: -

Date of Inspection: 4/6/2018 Time: 10:00 AM
Age of Home: 1995 Size: 2059
Order ID: 3322

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CORNERSTONE
INSPECTION

Report Summary

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

Plumbing Components

Page 12 Item: 1	Water Supply Comments	1.3. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.
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Garages

Page 34 Item: 1	Double-Car Garage	1.9. The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.
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Site and Other Comments

1. General Comments

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 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.

1.3. 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 discloser obligation, you should not rely on this report for your evaluation of the property as this report is proprietary to our client and Cornerstone Inspection, Inc. Our inspection has a signed, written agreement and a Standards of Practice that is not in place for any third party or subsequent buyer of this property. Our report is valid for the day of our inspection only, as conditions both inside and outside the home will have certainly changed and will not be reflected in this report. 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.

1.5. 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 have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as boundaries, a storage shed or other type of structure in the side yard encroaches on what would be the standard five-foot setback. Therefore, you should verify the permit and the certificate of occupancy for this structure, because we do not endorse or tacitly approve of any structure built without a permit.

Site and Other Comments Continued

2. Environmental Comments

Observations:

- 2.1. The carbon-monoxide detectors are functional but should be checked periodically.
- 2.2. As of January 1, 2016, smoke alarms more than 10 years old are required to be replaced with a 10 year sealed battery unit, and are required to be located in every sleeping area or room.
- 2.3. Current standards require at least one smoke alarm be installed at every level of a multi-level home and although it may not be required on a unit this age, it is strongly recommend that they be installed.
- 2.4. It is recommended that smoke detectors older than 8 years old be replaced for safety reasons.

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, and 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 any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Landscaping can include walking surfaces such as flagstone, pavers or brick which can provide uneven surfaces.

1.2. We do not evaluate ponds or water features as a part of our inspection.



We do not evaluate ponds or water features as a part of our inspection.

Exterior Continued

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, 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, but 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, but we have confirmed moisture intrusion in residences when it was 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 are deleterious to health.

2.2. Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but 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. There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

2.5. The side yard walkways also function as drainage swales, and should be kept clean at all times for the general maintenance of the property.

Exterior Continued

3. Exterior Wall Cladding

Observations:

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

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

3.3. We were unable to view part of the exterior as it is within the neighbors yard, which we did not have access to.

3.4. The soil is too high against the home at various areas around the home which should be serviced.

3.5. There are small cracks in the stucco around some of the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

3.6. The spider-like cracks in the smooth stucco, or which is sometimes referred to as being a steel-trowel finish, are commonplace and not indicative of structural damage. However, you could have a specialist confirm this.



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Exterior Continued



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4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. The walkways are in acceptable condition.
- 4.3. The patio surface is in acceptable condition.

5. Wood Trim, Facia and Eave

Observations:

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



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

Exterior Continued

6. Electrical Components

Observations:

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

6.2. 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.

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 unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

7.3. There are at least one, but here could be more windows with a broken hermetic seals identified within the report which should be replaced. Hermetic seal failure is often difficult to identify. We recommend that a experienced window specialist evaluate all the windows, who may very well identify other defective windows.

8. Fences and Gates

Observations:

8.1. The fences are serviceable, and would not need service at this time.



The fences are serviceable, and would not need service at this time.

Exterior Continued

9. Yard and Retaining Walls

Observations:

9.1. The yard walls appear to be in functional condition.

9.2. The stacked masonry yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.

9.3. Some of the yard walls are wood-framed and finished with stucco. Such walls must be kept sealed and monitored, because if moisture penetrates them the wood framing can deteriorate without being apparent.



The stacked masonry yard walls, though functional, have no value as retaining walls and will need to be periodically monitored for movement.



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10. Decks

Observations:

10.1. The deck is in acceptable condition, and should be maintained and periodically sealed.

11. Guardrails

Observations:

11.1. The guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of thirty-six inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Foundation Comments

Foundation Comments Continued

1. Crawlspace Observations

Observations:

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

1.2. This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

1.3. The crawlspace is accessible and in acceptable condition.

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

1.5. 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.

1.6. The cripple walls are shear-paneled and conform to current standards.

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

1.8. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through a crawlspace can be difficult to detect until significant damage is evident elsewhere.

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

Foundation Comments Continued

1.10. The floor insulation is in acceptable condition.

Roofing

1. Roof Gutters

Observations:

1.1. The roof gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

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



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

Roofing Continued

2. Concrete Tile Observations

Observations:

2.1. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

2.2. The roof appears to be the same age as the residence.

2.3. You should consult the termite report to see if the house needs to be tented. Concrete tiles can be easily broken when the house is being tented, and it would be worthwhile to have a roofing contractor access the condition of the roof before and after it has been tented.

2.4. Although there are no apparent deficiencies with the roofing material, there are moisture stains within the residence that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

2.5. The roof flashings are in acceptable condition.

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

Plumbing Components

Plumbing Components Continued

1. Water Supply Comments

Observations:

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

1.2. 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 inside walls and we can only view the pipes as they exits walls.

1.3. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



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



The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.

2. Gas Service Information

Observations:

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

2.2. The gas lines at the meter are rusted and should be painted to prevent further corrosion.

Plumbing Components Continued



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



The gas lines at the meter are rusted and should be painted to prevent further corrosion.

3. Irrigation and Hose Bibb Information

Observations:

- 3.1. We do not evaluate sprinkler systems beyond the sprinkler valves, which should be demonstrated as functional by the sellers.
- 3.2. The hose bibs are functional, but we may not have located and tested every one on the property.

Plumbing Components Continued

4. Gas Water Heater Comments

Observations:

- 4.1. Hot water is provided by a 50 gallon gas water heater that is located in the garage
- 4.2. The water heater is functional and there was no leaks at the time of our inspection.
- 4.3. The water heater is about 6 years old.
- 4.4. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves as they are commonly not used and susceptible to damage due to the lack of use.
- 4.5. The gas control valve and its connector at the water heater is presumed to be functional.
- 4.6. The vent pipe is functional.
- 4.7. The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed.
- 4.8. The drain valve of the gas water heater is in place and presumed to be functional.
- 4.9. The water heater is not equipped with a drip pan or overflow pipe, which is a recommended upgrade, and which is designed to prevent or minimize water damage from a leak.
- 4.10. There are no vents in the garage to provide **combustion air** for the water heater. However, this area is not hermetically sealed and could be large enough to support combustion, but you should seek a second opinion.
- 4.11. The water heater is seismically secured.

Plumbing Components Continued



The water heater is about 6 years old.



The discharge pipe from the pressure relief valve has been incorrectly plumbed uphill. This is not permissible and the discharge pipe should be correctly plumbed.

5. Waste and Drain Systems

Observations:

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

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

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

Electrical Service Panels

Electrical Service Panels Continued

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 left side of the home or unit.

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

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

1.5. The main panel and its components have no visible deficiencies.

1.6. 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 service.

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 foundation steel known as a UFER and to a water pipe.

1.10. Neutral and ground wires have been improperly installed into one slot on the grounding buss bar which should be evaluated and corrected by a licensed electrical contractor.

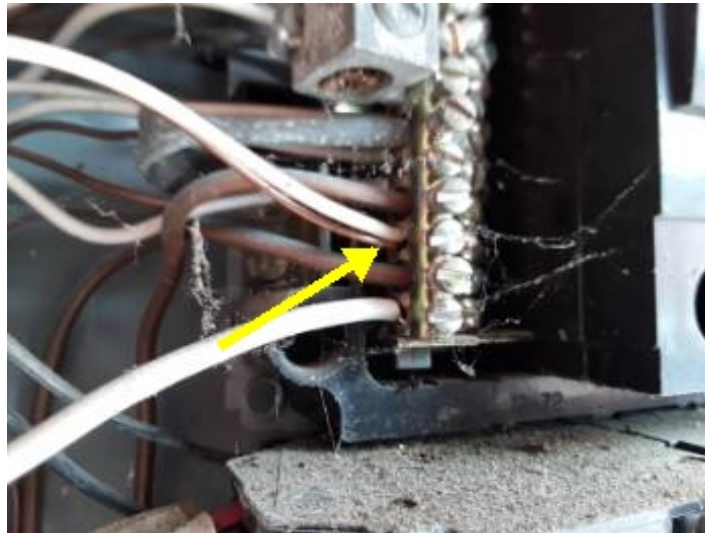
Electrical Service Panels Continued



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



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



Neutral and ground wires have been improperly installed into one slot on the grounding buss bar which should be evaluated and corrected by a licensed electrical contractor.

Interior Living Space

1. Main Entry

Observations:

- 1.1. The front door is functional.
- 1.2. The lights are functional.
- 1.3. The walls and ceiling are in acceptable condition.
- 1.4. The floor has no significant defects.

Interior Living Space Continued



The front door is functional.

2. Living Room

Observations:

- 2.1. The living room is located adjacent to the kitchen.
- 2.2. The lights are functional.
- 2.3. One or more windows may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirm that the seal has failed.
- 2.4. The walls and ceiling are in acceptable condition.
- 2.5. The floor has no significant defects.



The living room is located adjacent to the kitchen.

Interior Living Space Continued

3. Dining Room

Observations:

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



The dining room is located adjacent to kitchen.

4. Office

Observations:

- 4.1. The office is located adjacent to the living room.
- 4.2. We have evaluated the office, and found it to be in acceptable condition.
- 4.3. The lights are functional.
- 4.4. The walls and ceiling are in acceptable condition.
- 4.5. The floor has no significant defects.

Interior Living Space Continued



The office is located adjacent to the living room.

5. Loft Observations

Observations:

- 5.1. The loft is located a at the top of the ladder.
- 5.2. We have evaluated the loft, and found it to be in acceptable condition.



The loft is located a at the top of the ladder.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located adjacent to the living room.
- 1.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

Bedrooms Continued



This bedroom is located adjacent to the living room.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 2nd bedroom door on the right going down the hallway.
- 2.2. One or more of the closet doors are missing and you may wish to have it installed.



This bedroom is located at the 2nd bedroom door on the right going down the hallway.

3. Bedroom 3

Observations:

- 3.1. This bedroom is located adjacent to the main entry.
- 3.2. The floor is moisture damaged at the exterior doors and should be evaluated by a termite inspector.

Bedrooms Continued



This bedroom is located adjacent to the main entry.



The floor is moisture damaged at the exterior doors and should be evaluated by a termite inspector.

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.



Kitchen Continued

2. Cabinets

Observations:

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

3. Countertop

Observations:

3.1. The counter top is functional.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

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.

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.

8. Exhaust Fan

Observations:

8.1. There's is no provision for exhaust fan, which is recommended for safety concerns.

Kitchen Continued

9. Electric Range & Cook Top

Observations:

9.1. The electrical cook top is functional.

10. Built-in Ovens

Observations:

10.1. The electrical oven is not functional.



The electrical oven is not functional.

11. Walls/Ceilings & Doors

Observations:

11.1. The walls and ceiling are in acceptable condition.

12. Flooring

Observations:

12.1. The floor has no significant defects.

Bathrooms

Bathrooms Continued

1. Master Bathroom Observations

Observations:

- 1.1. The master bathroom is a full, and is located adjacent to the master bedroom.
- 1.2. The cabinets are in acceptable condition.
- 1.3. The sink countertop is functional.
- 1.4. The sink is functional.
- 1.5. The sink faucet and its components are functional.
- 1.6. The trap and drain are functional.
- 1.7. The outlets are functional and include ground-fault protection.
- 1.8. The lights are functional.
- 1.9. The toilet is functional.
- 1.10. The toilet is identified as being a low-flush type.
- 1.11. The tub-shower is functional.



The master bathroom is a full, and is located adjacent to the master bedroom.

Bathrooms Continued

2. Hallway Bathroom

Observations:

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

2.2. The cabinets are in acceptable condition.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

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

2.7. The trap and drain are functional.

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

2.9. The lights are functional.

2.10. The exhaust fan is functional.

2.11. The toilet is functional.

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

2.13. The stall shower is functional.

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

Bathrooms Continued



The hallway bathroom is a three-quarter, and is located adjacent to the main hallwy.

3. 3rd Guest Bathroom

Observations:

- 3.1. The 3rd Guest bathroom is a three-quarter, and is located adjacent to the bedroom 3.
- 3.2. The lights are functional.
- 3.3. The exhaust fan is functional.
- 3.4. The toilet is functional.
- 3.5. The toilet is identified as being a low-flush type.
- 3.6. The stall shower is functional.
- 3.7. 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.

Bathrooms Continued



The 3rd Guest bathroom is a three-quarter, and is located adjacent to the bedroom 3.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the garage.
- 1.2. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.
- 1.3. The gas control valve and its connector is presumed to be functional.
- 1.4. The outlets that were tested are functional.
- 1.5. The lights are functional.
- 1.6. 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 more resilient.

Laundry Continued



The laundry room is located adjacent to the garage.



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 more resilient.

Heating & Air conditioning

Heating & Air conditioning Continued

1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in in the crawlspace.
- 1.2. 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 every heating season. 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.
- 1.3. The vent pipe is functional.
- 1.4. The gas valve and connector are in acceptable condition.
- 1.5. The combustion-air vents for the gas furnace are functional.
- 1.6. The return-air compartment is in acceptable condition.
- 1.7. The circulating fan is clean and functional.
- 1.8. The thermostat is functional.
- 1.9. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of an outer plastic sleeve and a clear inner liner that encapsulates fiberglass insulation.
- 1.10. The registers are reasonably clean and functional.



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

Heating & Air conditioning Continued

Attic's

Attic's Continued

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. We evaluated the attic by direct access.

1.3. There are water stains on the ceiling that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

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

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

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

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

1.8. The heat vents appear to be functional.

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

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

Attic's Continued

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



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Garages

Garages Continued

1. Double-Car Garage

Observations:

1.1. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

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

1.5. The parking space has been restricted by the addition of storage shelves or a workbench. Therefore, it would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

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

1.7. The garage door and its hardware are functional.

1.8. One of the garage door openers is not functional.

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

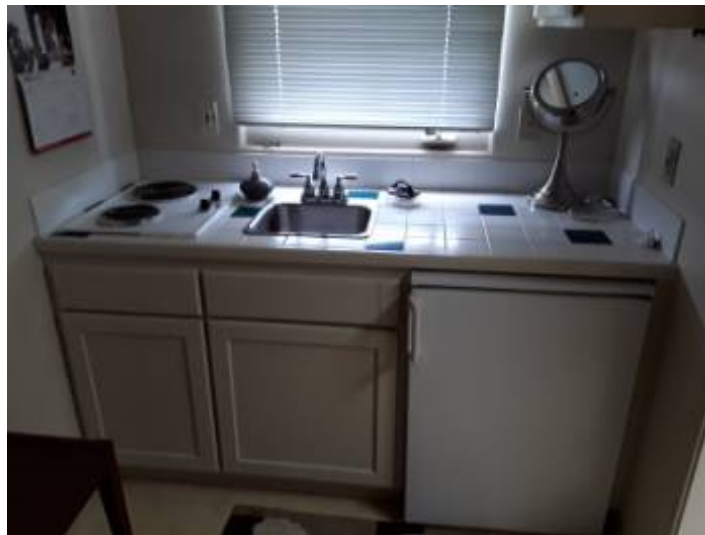
Garages Continued



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

Kitchenette

1. General Comments



2. Cabinets

Observations:

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

3. Countertop

Observations:

3.1. The counter top is functional.

Kitchenette Continued

4. Electrical Components

Observations:

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

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. Electric Range & Cook Top

Observations:

- 6.1. The electrical cook top is functional.

7. Walls/Ceilings & Doors

Observations:

- 7.1. The walls and ceiling are in acceptable condition.

8. Flooring

Observations:

- 8.1. The floor has no significant defects.

Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.