

Cornerstone Inspection

Property Inspection Report



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CORNERSTONE
INSPECTION

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major 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.

On this page you will find, in **RED**, a brief summary of any critical concerns of the inspection, as they relate to Health & Safety, or could be costly to repair. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenance or recommend upgrade items will be in **BLUE**.

Informational comments will be in typical black lettering. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the home has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

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

Exterior

Page 12 Item: 6	Electrical Components	<p>6.3. The exterior outlets have open ground and should be upgraded to have ground fault protection.</p> <p>6.4. An outlet at the front does not function and should be evaluated and serviced by a licensed electrical contractor.</p> <p>6.5. There is an exposed electrical termination that should be in a junction box and is a safety hazard.</p>
Page 13 Item: 7	Sliding Glass Doors and Screens	<p>7.3. The sliding glass doors are functional, but do not appear to include tempered glass. For safety reasons, most jurisdictions require the moving and stationary portion to be tempered or safety-glass. We recommend the doors be replaced but you may wish to add safety-film to the current doors. Consult a glass/tinting company for suitability.</p>

Foundation Comments

Page 19 Item: 1	Crawlspace Observations	<p>1.17. There are open electrical junction boxes, which should be sealed so that any arcing or sparking would be contained within the box.</p> <p>1.18. An electrical connection within the crawlspace have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur.</p> <p>1.19. We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduit and or limited space. We were able to inspect or view about 80%. The Area under the office is under water and was not evaluated.</p> <p>1.20. Electrical conduits within the crawlspace were not professionally installed and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be evaluated serviced by a licensed electrician.</p>
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Fireplace

Page 23 Item: 1	Living Fireplace Comments	<p>1.4. The wood burning stove does not have proper clearance to combustibles. Clearances are determined by the manufacture. Refer to original manufacture installation requirements. We recommend further evaluation by a qualified licensed specialist and serviced as required.</p> <p>1.5. The chimney flashing is worn and should be serviced. Evidence of moisture was noted on the chimney as viewed from the living room.</p> <p>1.6. 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 27 Item: 4	Gas Water Heater Comments	<p>4.13. 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>4.14. 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 33 Item: 1	Electrical Service Equipment	<p>1.11. The main electrical panel was manufactured by Federal Pacific Electric Company and employs Pushmatic 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 before the close of escrow.</p> <p>1.12. A 50 amp breaker in the main panel is serving undersized, or number 10 gauge wires, which can be a fire-hazard that should be corrected by an electrician.</p> <p>1.13. The main panel employs Pushmatic, or obsolete and suspect circuit breakers that have a history of sticking. Therefore, each circuit should be tested and certified by an electrician.</p>
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Interior Living Space

Page 34 Item: 1	Main Entry	<p>1.2. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.</p>
Page 35 Item: 2	Living Room	<p>2.2. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.</p>
Page 35 Item: 3	Dining Room	<p>3.3. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.</p>
Page 36 Item: 4	Office	<p>4.4. The window does not appear to have an appropriately sized header and support framing. We recommend further evaluation by a qualified licensed structural engineer and serviced or corrected as required.</p>

Bedrooms

Page 37 Item: 1	Master Bedroom Observations	<p>1.4. There is no smoke alarm, and although one may not be mandated it is strongly recommended.</p> <p>1.5. One or more outlets is damaged or has a scotch mark on it, and should be evaluated and serviced by a licensed electrical contractor.</p> <p>1.6. A window pane is cracked or broken and should be replaced.</p> <p>1.7. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.</p>
Page 38 Item: 2	Bedroom 2	<p>2.4. There is not a carbon monoxide alarm within the bedroom, which is required when there is a gas appliance in the bedroom.</p> <p>2.5. A window lock is missing or damaged and needs to be serviced to be functional.</p>

Kitchen

Page 39 Item: 4	Electrical Components	<p>4.3. We have noted that an extension cord or extension cord material, is being used for permanent wiring, and through a wall, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.</p> <p>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.</p>
Page 40 Item: 6	Garbage Disposal Comments	<p>6.2. The electrical connection to the garbage disposal is substandard. The approved appliance cord is missing its protective clamp.</p>
Page 40 Item: 7	Dishwasher Comments	<p>7.1. The dishwasher does not respond and should be demonstrated as functional or evaluated by a specialist.</p>
Page 40 Item: 9	Gas Range & Cook Top	<p>9.1. Burner(s) on the gas cook top do not respond or need to be serviced.</p>
Page 41 Item: 10	Built-in Ovens	<p>10.2. The LED readout is not functional and you may wish to have it evaluated</p>

Bathrooms

Page 42 Item: 1	Master Bathroom Observations	<p>1.20. The outlets that were tested are functional, but one should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.</p>
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Page 43 Item: 2	1st Guest Bathroom	2.13. 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.
<i>Heating & Air conditioning</i>		
Page 45 Item: 1	Package Systems	1.16. The package system is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.

Site and Other Comments

1. Environmental Comments

Observations:

1.1. 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.

1.2. A domestic animal occupies the residence, which can have an adverse affect on air quality and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.

1.3. We recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Requirement for carbon monoxide alarms in ALL dwellings, effective July 1, 2011. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturer's installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades.

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

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

1.6. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons, as the sensors may no longer be effective. We recommend Photoelectric sensor models only.

1.7. We notice the presence of rodent type traps and dropping inn the crawl space which, you may wish to ask to sellers about this and have a pest control company evaluate.

Exterior

1. General Comments and Disclaimers

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

2.4. There areas at the rear where 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. The general topography directs water toward the residence, not necessarily surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this and recommend that you have a geological evaluation.

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

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

2.8. The general topography directs water toward the crawlspace ventilation screen(s) or crawlspace access, which could funnel water into the crawlspace. We recommend the grade be lowered and made the slope away from the house foundation.



The general topography directs water toward the crawlspace ventilation screen(s) or crawlspace access, which could funnel water into the crawlspace. We recommend the grade be lowered and made the slope away from the house foundation.

3. Exterior Wall Cladding

Observations:

- 3.1. The exterior house walls are clad with a combination of stucco and wooden siding.
- 3.2. The exterior house walls are clad with stucco, cement-fiber and rock veneer siding.
- 3.3. The soil is too high against the home at various areas around the home which should be serviced. Siding clearance should be maintained 2" to hard surfaces, and 4" to soils.
- 3.4. The siding is not original. You should request the permit from the sellers or any documentation that would include a warranty or guarantee and confirm that the work was done to code and by a specialist.
- 3.5. 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 primer sealer, then one or two finish coats.
- 3.6. The stucco has been applied over a wood substrate and is peeling in places, as a result of inadequate bonding or preparation.
- 3.7. Portions of the wood siding are dry rot or moisture damaged, and should be evaluated by a termite inspector.



The stucco has been applied over a wood substrate is peeling in places, as a result of inadequate bonding or preparation.



The soil is too high against the home at various areas around the home which should be serviced. Siding clearance should be maintained 2" to hard surfaces, and 4" to soils.



The stucco has been applied over a wood substrate is peeling in places, as a result of inadequate bonding or preparation.



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.

4. Hard Surfaces

Observations:

- 4.1. Asphalt driveways are not as durable as concrete ones and typically develop cracks.
- 4.2. We recommend repairs and sealing of the asphalt driveway to extend the life of the driveway.
- 4.3. There are several offsets in the walkways that could prove to be trip-hazards.
- 4.4. The walkways have been displaced, probably due to the presence of expansive soils. However, a geologist would need to establish this.



There are several offsets in the walkways that could prove to be trip-hazards.

5. Wood Trim, Facia and Eave

Observations:

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

5.2. The termite report should confirm moisture, dry rot or insect damage to the facia board and or eaves of the roof.



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

6. Electrical Components

Observations:

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

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.

6.3. The exterior outlets have open ground and should be upgraded to have ground fault protection.

6.4. An outlet at the front does not function and should be evaluated and serviced by a licensed electrical contractor.

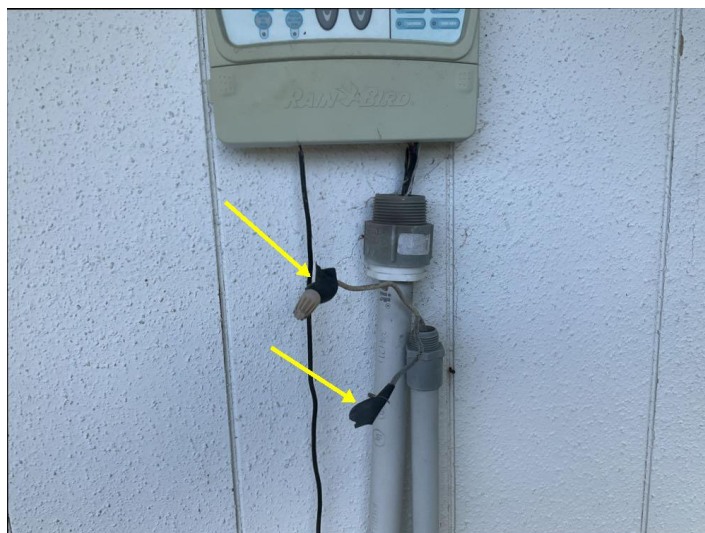
6.5. There is an exposed electrical termination that should be in a junction box and is a safety hazard.



An outlet at the front does not function and should be evaluated and serviced by a licensed electrical contractor.



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



There is an exposed electrical termination that should be in a junction box and is a safety hazard.

7. Sliding Glass Doors and Screens

Observations:

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

7.2. The living room sliding glass could not be fully closed and latched as a pet door panel was installed during our inspection.

7.3. The sliding glass doors are functional, but do not appear to include tempered glass. For safety reasons, most jurisdictions require the moving and stationary portion to be tempered or safety-glass. We recommend the doors be replaced but you may wish to add safety-film to the current doors. Consult a glass/tinting company for suitability.

8. Windows

Observations:

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

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

8.3. There is a broken window pane which should be repaired.

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

8.5. A few of the window screens are damaged, and you may wish to have them repaired.

9. Stairs and Handrails

Observations:

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

9.2. The stair handrail and/or guardrail does not conform to common safety standards. Current safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety. We recommend servicing to meet this standard.



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

10. Fences and Gates

Observations:

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

10.2. The fence has damaged or missing board(s) which should be replaced.

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

10.4. The gates need to be serviced to be functional.



The fence has damaged or missing board(s) which should be replaced.

11. Yard and Retaining Walls

Observations:

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

11.2. There are no weep holes or open grout joints at the base of the yard walls, which permit drainage and prevent pressure from building up behind them. Subsurface drainage, French drain may have been added during construction but cannot be viewed.

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

11.4. The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability. Most should be repaired or replaced.

11.5. There is efflorescence, or salt-crystal formations, at various points on the yard walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.

11.6. The railroad-tie yard walls are leaning and should be served.



The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability. Most should be repaired or replaced.



There are no weep holes or open grout joints at the base of the yard walls, which permit drainage and prevent pressure from building up behind them. Subsurface drainage, French drain may have been added during construction but cannot be viewed.



There is efflorescence, or salt-crystal formations, at various points on the yard walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.



The railroad-tie yard walls are leaning and should be served.

12. Decks

Observations:

12.1. The left deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

12.2. We were unable to inspect the sub-framing area of the deck as it was too close to the grade for access.

13. Carport

Observations:

13.1. The carport is functional but needs maintenance.

13.2. There is efflorescence, or salt-crystal formations, at various points on the walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.



There is efflorescence, or salt-crystal formations, at various points on the walls. Such efflorescence is relatively common and is activated by moisture, but has only a cosmetic significance.

Foundation Comments

1. Crawlspace Observations

Observations:

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

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

1.3. The crawlspace access is located at the front exterior.

1.4. The soils within the crawlspace are moist, which appear to have resulted from recent rains. This can contribute to differential settling, and facilitate the growth of a variety of molds and fungi that can produce unhealthy conditions. The crawlspace should be carefully monitored to insure there is adequate ventilation and that it dries out in an appropriate manner and time.

1.5. The soils in the crawlspace are moist or desiccated, which could indicate a chronic drainage problem that should be evaluated by a specialist.

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

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

1.8. There are typical settling cracks in the poured concrete walls that would not need a specialist evaluation.

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

1.10. 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.

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

1.12. 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.

1.13. The galvanized, steel, water pipes should be periodically monitored for leaks. They are not as reliable as the more modern water supply lines.

1.14. The crawlspace ventilation is limited and could be improved. This does not appear to have had any adverse affects on the framing, which should be confirmed by the termite report, but the area should be monitored to ensure that no condensation forms, However, if you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move, the foundation may have to be mechanically ventilated.

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

1.16. Foundation ventilation screen(s) are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

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

1.18. An electrical connection within the crawlspace have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur.

1.19. We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduit and or limited space. We were able to inspect or view about 80%. The Area under the office is under water and was not evaluated.

1.20. Electrical conduits within the crawlspace were not professionally installed and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be evaluated serviced by a licensed electrician.



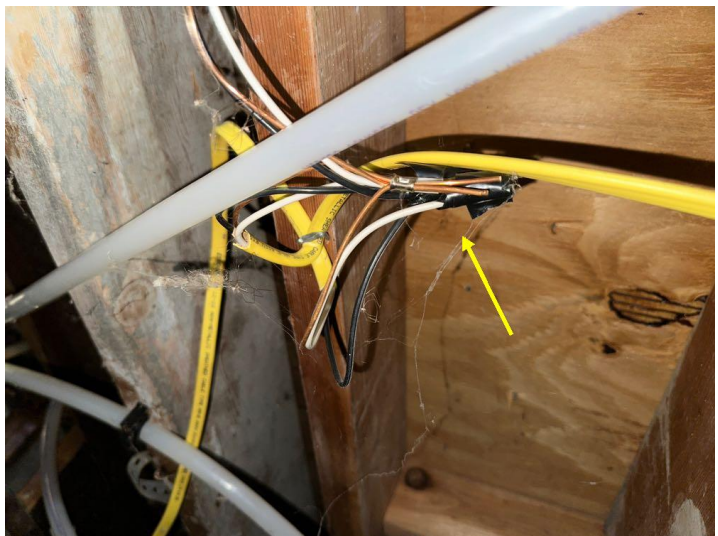
We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduit and or limited space. We were able to inspect or view about 80%. The Area under the office is under water and was not evaluated.



The soils within the crawlspace are moist, which appear to have resulted from recent rains. This can contribute to differential settling, and facilitate the growth of a variety of molds and fungi that can produce unhealthy conditions. The crawlspace should be carefully monitored to insure there is adequate ventilation and that it dries out in an appropriate manner and time.



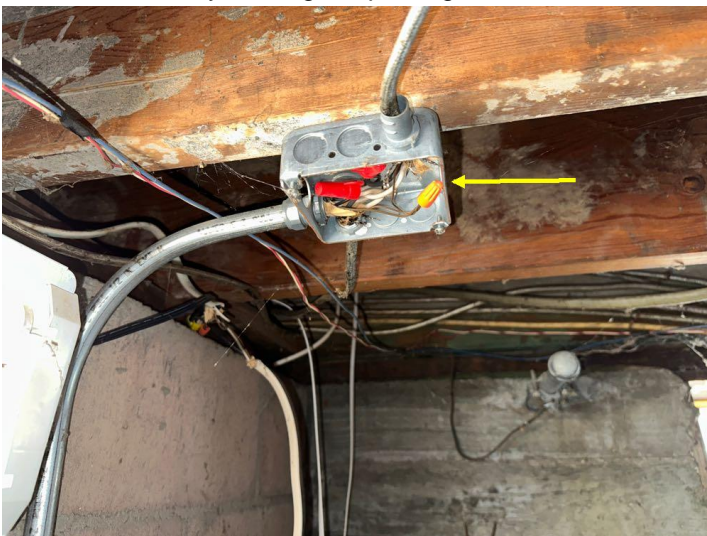
Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.



An electrical connection within the crawlspace have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur.



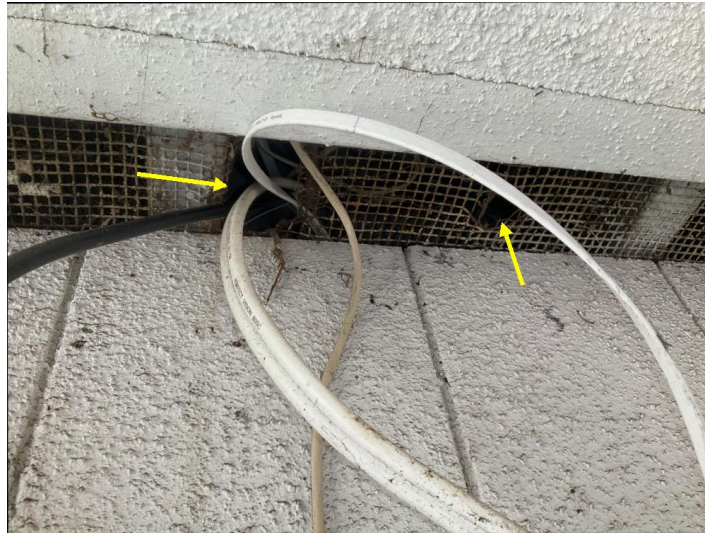
An electrical connection within the crawlspace have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur.



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



Electrical conduits within the crawlspace were not professionally installed and include detached electrical junction boxes, loose or unsecured vinyl conduit, or conduit without restraint clamps, et cetera, which should be evaluated serviced by a licensed electrician.



Foundation ventilation screen(s) are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

Roofing

1. Roof Gutters

Observations:

1.1. The gutters need to be serviced as well as being cleaned such as securing them or sealing separated seams.



The gutters need to be serviced as well as being cleaned such as securing them or sealing separated seams.

2. Gravel Roof Observations

Observations:

2.1. Gravel roofs are among the least expensive of roofs. They are designed to last for approximately fifteen years, and are typically guaranteed against leaks by the installer for three years. They are similar to flat roofs, inasmuch as they are comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with rock and gravel, which is designed to deflect the deteriorating rays of the sun. They are low-pitched and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over the edge of the roof. For this reason, gravel roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. However, poor maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. 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.

2.2. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

2.3. The roof flashings are in acceptable condition.

2.4. 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.

Fireplace

1. Living Fireplace Comments

Observations:

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

1.2. The firebox is in acceptable condition.

1.3. The fireplace hearth is in acceptable condition.

1.4. The wood burning stove does not have proper clearance to combustibles. Clearances are determined by the manufacture. Refer to original manufacture installation requirements. We recommend further evaluation by a qualified licensed specialist and serviced as required.

1.5. The chimney flashing is worm and should be serviced. Evidence of moisture was noted on the chimney as viewed from the living room.

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



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

The chimney flashing is worn and should be serviced. Evidence of moisture was noted on the chimney as viewed from the living room.



The wood burning stove does not have proper clearance to combustibles. Clearances are determined by the manufacture. Refer to original manufacture installation requirements. We recommend further evaluation by a qualified licensed specialist and serviced as required.

Plumbing Components

1. Water Supply Comments

Observations:

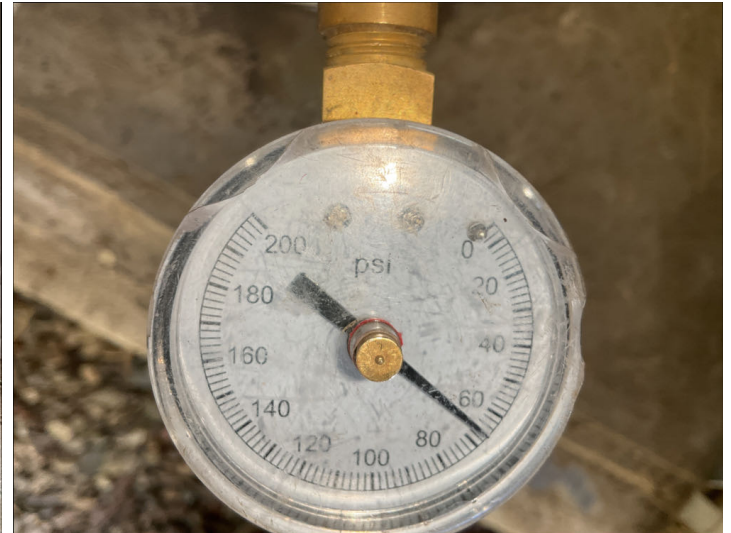
1.1. The main water shut-off valve is located at the front of the house.

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

1.3. The potable water pipes within this residence have been replaced with PEX but, the original portion of the house includes galvanized pipes, The vertical portions of the pipes remain, which are known as the risers and are concealed within walls, etc. You should request the documentation from the sellers, which reveal the age of the new pipes, and could include a warranty or guarantee. The galvanized pipes are assumed to be original. While they may be in acceptable condition, their service life is generally considered 40 to 50 years. They will produce rusty looking water from time to time. And, because the water volume in such pipes will gradually be reduced by a build-up of minerals within them, we do not fully endorse them. However, the vertical portions of the pipes remain, which are known as the risers and are concealed within walls, etc. You should request the documentation from the sellers, which reveal the age of the new pipes, and could include a warranty or guarantee.



Main water shutoff



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

2. Gas Service Information

Observations:

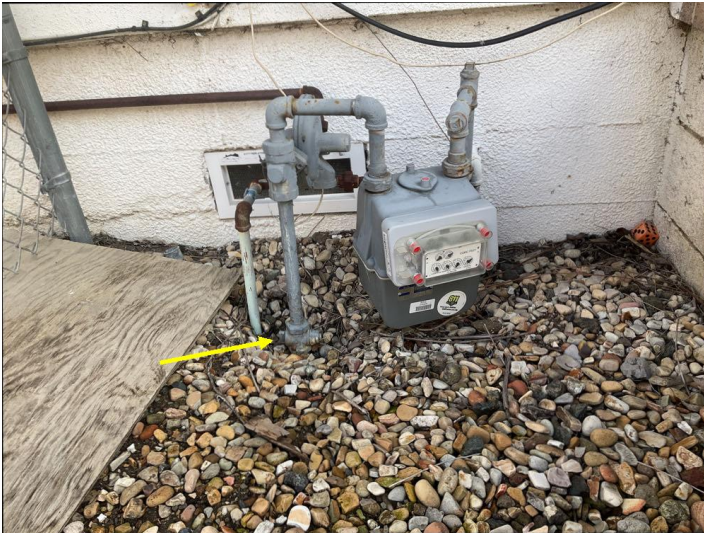
2.1. Natural gas is odorized in the manufacturing process. Should you smell distinctive odor of natural gas or hear a hissing sound near a natural gas line or appliance, you should shutoff the gas at the main and clear the area. Then call the Gas Utility Company from a safe location. Gas leaks can be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

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

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

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

2.5. Some gas lines are rusted and should be painted to prevent further corrosion.



Gas shutoff



Some gas lines 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, which should be demonstrated as functional by the sellers.

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

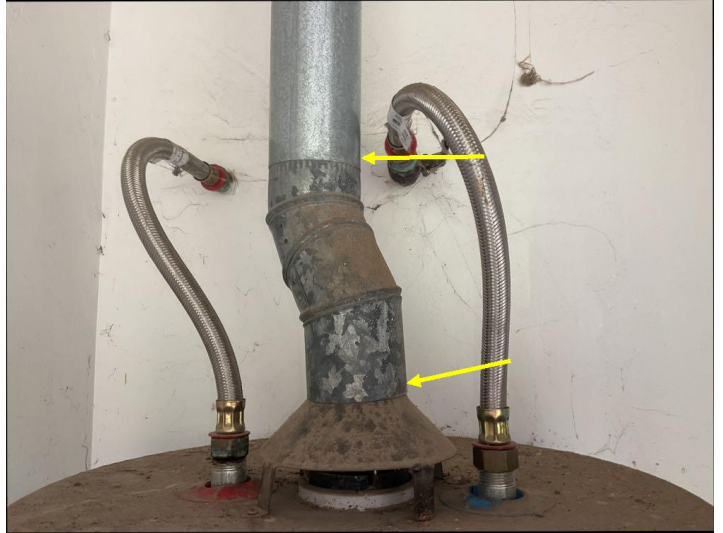
4. Gas Water Heater Comments

Observations:

- 4.1. Hot water is provided by a 50 gallon gas water heater that is located in the exterior closet.
- 4.2. The water heater is functional and there were no leaks at the time of our inspection.
- 4.3. The water heater is about 17 years old.
- 4.4. The water heater is beyond its designed life and should be monitored for leaks and budgeted for its inevitable replacement.
- 4.5. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves, as they are commonly not used and susceptible to damage due to the lack of use.
- 4.6. The gas control valve and its connector at the water heater is presumed to be functional.
- 4.7. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.
- 4.8. The vent pipe is functional.
- 4.9. The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.
- 4.10. The drain valve of the gas water heater is in place and presumed to be functional.
- 4.11. The water heater is equipped with a drip pan and a drainpipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.
- 4.12. The water heater appears to have adequate combustion-air.
- 4.13. 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.
- 4.14. The water heater is not correctly secured, and needs to be seismically strapped and braced in accordance with local standards.



Hot water is provided by a 50 gallon gas water heater that is located in the exterior closet.



The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.



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.

5. Waste and Drain Systems

Observations:

5.1. The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern **ABS** drainpipes.

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

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

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



A clean-out is located at the front.

6. SewerScan Comments

Observations:

6.1. Cornerstone Inspection, an Authorized SewerScan™ Contractor, was retained for a survey of the building main sewer line in an effort to identify areas of suspect clogs or damage and to document the areas for further review. Further investigations of these areas or destructive testing may reveal additional conditions that were not readily visible at time of inspection. This report is based on information obtained at the site at the given date and time. We document our findings with videos and visual photographs of the areas. The purpose of any sewer scan service is to document problems in sewer lines. Our inspection is designed to comply with accepted industrial standards when at all possible and will be performed in a non-destructive manner, however at times destructive testing may be necessary. Prior to any destructive testing, the client will be notified and approval by the client prior to commencing additional testing. Our inspection is not meant to be a guarantee of all affected areas; only those that reveal themselves to our sewer camera, visual inspection and our experience.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at this time as described in the report. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. We can make no representations regarding conditions that may be present but concealed or inaccessible during the survey. With access and an opportunity for inspection, additional reportable conditions may be discovered. Inspection of the inaccessible areas will be performed at an additional cost after access is provided

Orientation

We will describe the locations of the various features of this property, left or right, etc., as though we were standing in street looking at the front of building.

Analysis and Recommendations

We recommend that your maintenance team carefully review this report. Then, with reference to the imagery and areas denoted in the report, these areas should be physically located and given a thorough visual examination. When warranted, these areas should be subjected to a destructive investigation to confirm the analysis and determine the possible detrimental effects the blockage may have caused. We recommend a specialist conduct additional testing as needed to evaluate the reliability of system. Any destructive testing performed as authorized by the client must be repaired by others and is not considered in this scope of our work. Services such as interpretation of visual patterns documented in this report and any remedial and replacement recommendations should be performed by knowledgeable experts.

We recommend all areas we locate in this report showing blockage anomalies should be evaluated further to find out the cause and repaired. Our recommendations are not intended as criticisms of the building, but rather as professional opinions regarding conditions that we observed.

Our reports are designed to be clear, concise and useful. Please review this report carefully. If

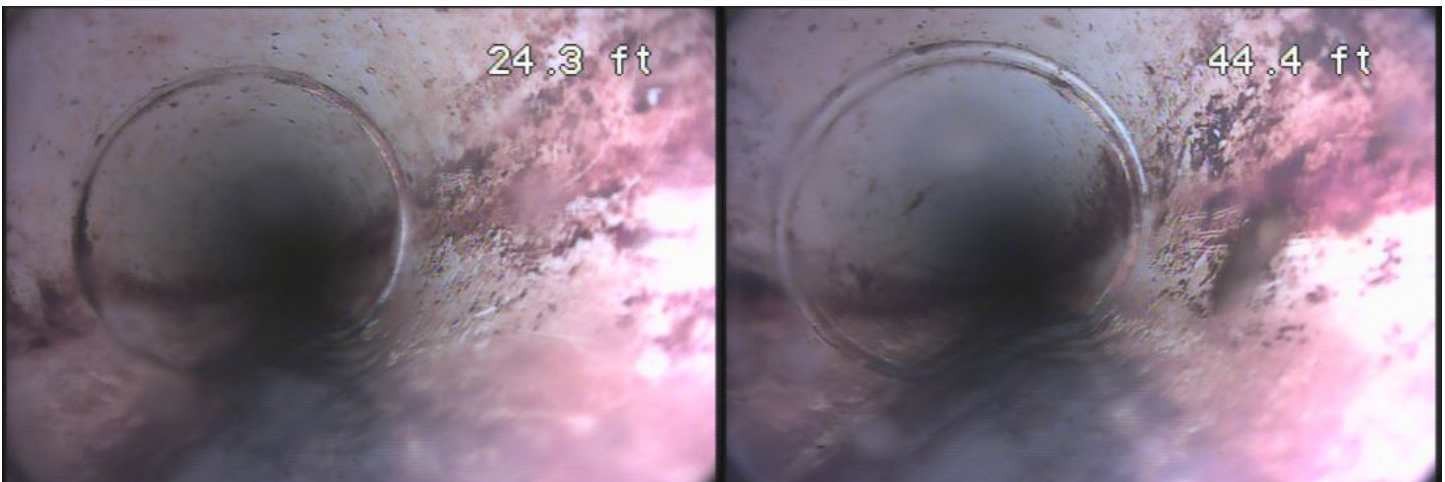
there is anything you would like us to explain, or if there is other information you would like, please feel free to call us, as we would be happy to answer any questions.

6.2. The sewer lateral are **PVC** with **ABS**.

6.3. There is root growth present which is commonly a result of a damaged drain line or void in a joint. We recommend further review and repair as needed.

6.4. We reached the city sewer at about 97 Feet.

6.5. The SewerScan video can be found here: <https://youtu.be/YYOBT-jtES4>



Drain waste pipe connection

Drain waste pipe connection

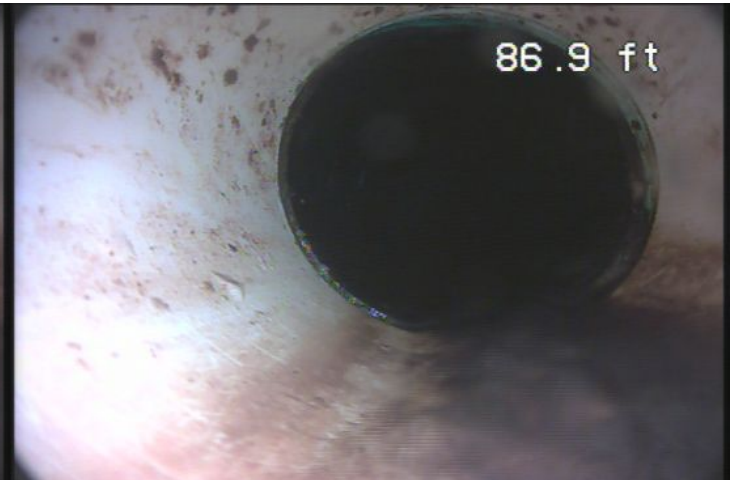


Drain waste pipe connection

Drain waste pipe connection



Drain waste pipe connection



PVC to ABS pipe connection



ABS to Clay pipe connection



There is root growth present which is commonly a result of a damaged drain line or void in a joint. We recommend further review and repair as needed.



We reached the city sewer at about 97 Feet.

Electrical Service Panels

1. Electrical Service Equipment

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 original wiring appears to be a two wire system with no ground wire. Some of the wiring may have been updated to a more modern three wire system. However, it appears that some of the two wire system is still functional. We have noted three prong outlets that reads "open ground" on our electrical testing device. What this means is that the outlet is functional, but not grounded as there is no ground wire supplied on the older two wires system. This is stated within our report as an "open ground" so as not to give a false sense of security that the outlet is grounded, as it could be implied to the user due to the three prong outlet.

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

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

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

1.6. The interior panel cover is missing one or more of its fasteners and should be serviced. Pointed screws are not approved.

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

1.8. The electrical system includes old, two-wire, non-metallic, conduit, which does not have the capacity to convey errant electricity to ground. Therefore, you should have an electrician evaluate, upgrade, or replace these circuits.

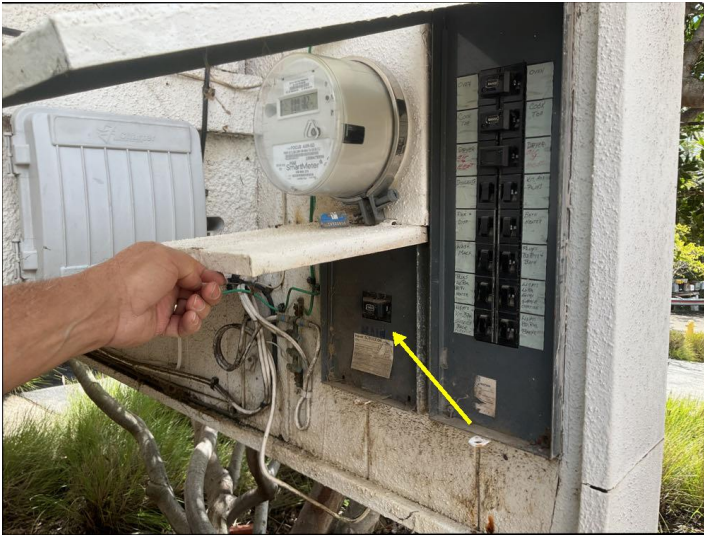
1.9. The panel is grounded to a water pipe.

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

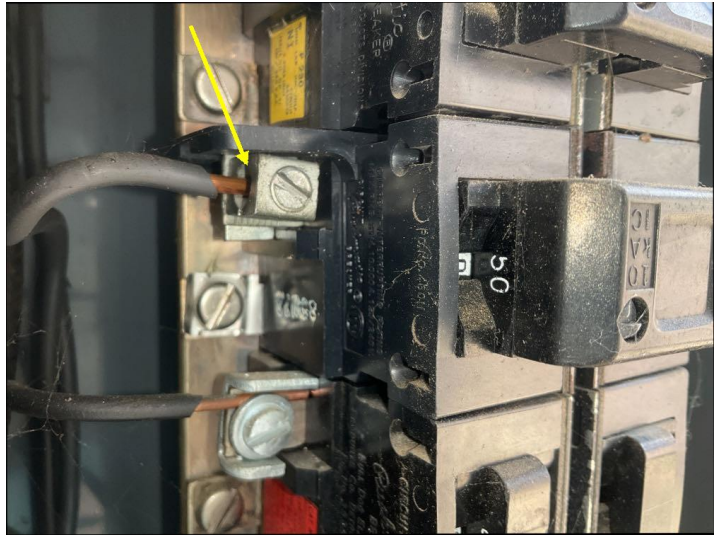
1.11. The main electrical panel was manufactured by Federal Pacific Electric Company and employs Pushmatic breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never 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 before the close of escrow.

1.12. A 50 amp breaker in the main panel is serving undersized, or number 10 gauge wires, which can be a fire-hazard that should be corrected by an electrician.

1.13. The main panel employs Pushmatic, or obsolete and suspect circuit breakers that have a history of sticking. Therefore, each circuit should be tested and certified by an electrician.



Main electrical service disconnect(Shutoff)



A 50 amp breaker in the main panel is serving undersized, or number 10 gauge wires, which can be a fire-hazard that should be corrected by an electrician.

Interior Living Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.



There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.

2. Living Room

Observations:

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

2.2. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.



There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.

3. Dining Room

Observations:

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

3.2. There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

3.3. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

4. Office

Observations:

4.1. The Office is located adjacent to the bedroom 1.

4.2. The office appears to have been remodeled or part of an addition. If so, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

4.3. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

4.4. The window does not appear to have an appropriately sized header and support framing. We recommend further evaluation by a qualified licensed structural engineer and serviced or corrected as required.



The window does not appear to have an appropriately sized header and support framing. We recommend further evaluation by a qualified licensed structural engineer and serviced or corrected as required.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the right rear of the home.
- 1.2. The carbon monoxide alarm is functional, but should be checked periodically.
- 1.3. There is a moisture stain/damaged on the ceiling that should be explained or explored further. The area is currently dry after recent storms.
- 1.4. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
- 1.5. One or more outlets is damaged or has a scotch mark on it, and should be evaluated and serviced by a licensed electrical contractor.
- 1.6. A window pane is cracked or broken and should be replaced.
- 1.7. There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.



A window pane is cracked or broken and should be replaced.



There's one or more windows installed within 18 inches of the finished floor that could not be identified as tempered glass. Current standards require such windows to be tempered or safety glass. We recommend further evaluation by a glass specialist. Often a film can be added that would hold the glass together in case of breakage.



One or more outlets is damaged or has a scorch mark on it, and should be evaluated and serviced by a licensed electrical contractor.



There is a moisture stain/damaged on the ceiling that should be explained or explored further. The area is currently dry after recent storms.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located adjacent the dining room.
- 2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 2.3. The closet shelving and/or clothes rod is missing or damaged which you may wish to have installed.
- 2.4. There is not a carbon monoxide alarm within the bedroom, which is required when there is a gas appliance in the bedroom.
- 2.5. A window lock is missing or damaged and needs to be serviced to 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.
- 1.2. The kitchen 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 includes a drinking water system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance procedures.

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. There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

4.2. The light is functional.

4.3. We have noted that an extension cord or extension cord material, is being used for permanent wiring, and through a wall, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.

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.



We have noted that an extension cord or extension cord material, is being used for permanent wiring, and through a wall, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.



We have noted that an extension cord or extension cord material, is being used for permanent wiring, and through a wall, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.

5. Sink and Faucet

Observations:

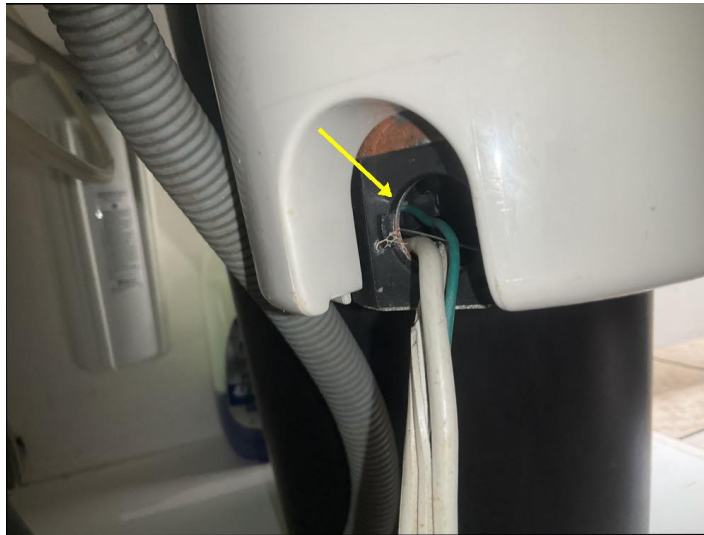
- 5.1. The sink is functional.
- 5.2. The sink faucet and its components are functional.
- 5.3. The valves and connector below the sink are functional.
- 5.4. The trap and drain are functional.

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 does not respond and should be demonstrated as functional or evaluated by a specialist.

8. Exhaust Fan

Observations:

- 8.1. The exhaust fan or downdraft is functional.

9. Gas Range & Cook Top

Observations:

- 9.1. Burner(s) on the gas cook top do not respond or need to be serviced.



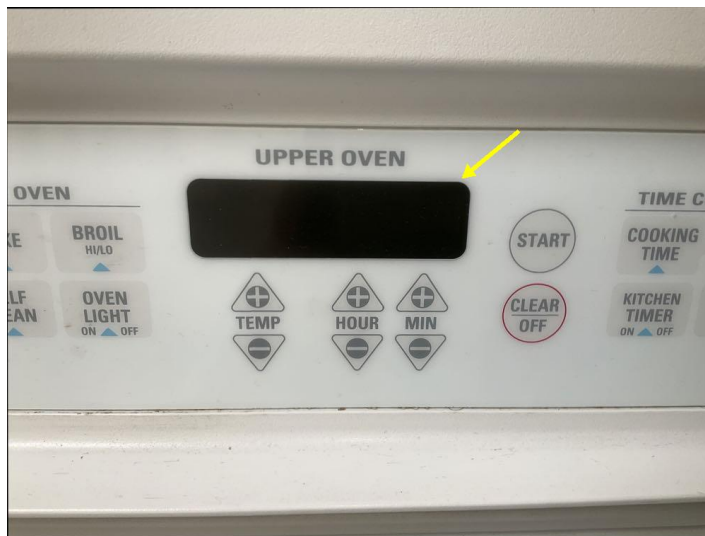
Burner(s) on the gas cook top do not respond or need to be serviced.

10. Built-in Ovens

Observations:

10.1. The electrical ovens are functional, but was neither calibrated nor tested for its performance.

10.2. The LED readout is not functional and you may wish to have it evaluated



The LED readout is not functional and you may wish to have it evaluated

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 cabinets are functional, and do not have any significant damage.
- 1.3. The cabinets are missing one or more cabinet pulls or knobs.
- 1.4. The sink countertop is functional.
- 1.5. The sink is functional.
- 1.6. The sink faucet and its components are functional.
- 1.7. Faucet Aerator 1.2 gpm
- 1.8. The trap and drain are functional.
- 1.9. 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.
- 1.10. The lights are functional.
- 1.11. There is no exhaust fan and although there are operable windows, we recommend one be installed.
- 1.12. The ceiling heat lamp is functional.
- 1.13. The toilet is functional.
- 1.14. The toilet is identified as being a low-flush type. 1.6gpf
- 1.15. The stall shower is functional.
- 1.16. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 1.17. Shower head is 2.0 gpm
- 1.18. A window lock is missing or damaged and needs to be serviced to be functional.
- 1.19. There are moisture stains on the ceiling which appear to be caused from a lack of ventilation. We recommend servicing the ceiling and adding mechanical ventilation.
- 1.20. The outlets that were tested are functional, but one should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.



There are moisture stains on the ceiling which appear to be caused from a lack of ventilation. We recommend servicing the ceiling and adding mechanical ventilation.

2. 1st Guest Bathroom

Observations:

- 2.1. This bathroom is a full, and is located adjacent to the bedroom 2, dining room.
- 2.2. The cabinets are functional, and do not have any significant damage.
- 2.3. The sink countertop is functional.
- 2.4. The sink is functional.
- 2.5. The sink faucet and its components are functional.
- 2.6. Faucet Aerator 1.2 gpm
- 2.7. The trap and drain are functional.
- 2.8. The lights are functional.
- 2.9. The exhaust fan is functional.
- 2.10. The toilet is functional.
- 2.11. The toilet is identified as being a low-flush type. 1.6gpf
- 2.12. The tub-shower is functional.
- 2.13. 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.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within bedroom 2.
- 1.2. Most if not all of the components behind the washer/ dryer were obstructed from view and were not inspected.
- 1.3. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided hoses that are coupled with emergency leak water shutoff devices for better protection.
- 1.4. 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.
- 1.5. The dryer vent appears to vent vertically. The lint trap must be kept clean because trapped lint can eventually turn into a fire hazard.
- 1.6. The gas control valve and its connector is presumed to be functional.
- 1.7. The outlets that were tested are functional.
- 1.8. There is no visible 220 outlet for electric dryers. One may be able to be installed and you should consult with a licensed electrician regarding this issue if a 220 outlet is needed.

Heating & Air conditioning

1. Package Systems

Observations:

1.1. Central heat, ventilation and air-conditioning are provided by a packaged system, consisting of a furnace and air-conditioning in one unit located at the front of the home. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

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. The vent pipe is functional.

1.4. The gas valve and connector are in acceptable condition.

1.5. The circulating fan is clean and 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, as they enter the crawlspace, are in water. The duct will deteriorate more quickly and should be served.

1.10. The ducts are rigid metal type that are mostly insulated with fiberglass. Some insulation is missing and should be serviced for more efficiency.

1.11. The registers are reasonably clean and functional.

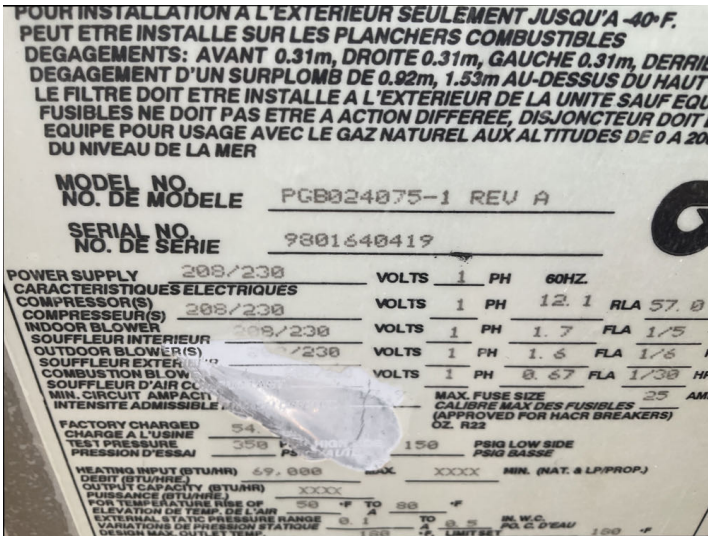
1.12. Heat from the furnace is not delivered to the office and bathrooms, which should be evaluated and serviced by a licensed HVAC contractor.

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

1.14. The electrical disconnect at the condensing coil is present and presumed to be functional.

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

1.16. The package system is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.



Furnace Brand--Goodman Model--PGB024075-1
Manufactured 1998

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Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.