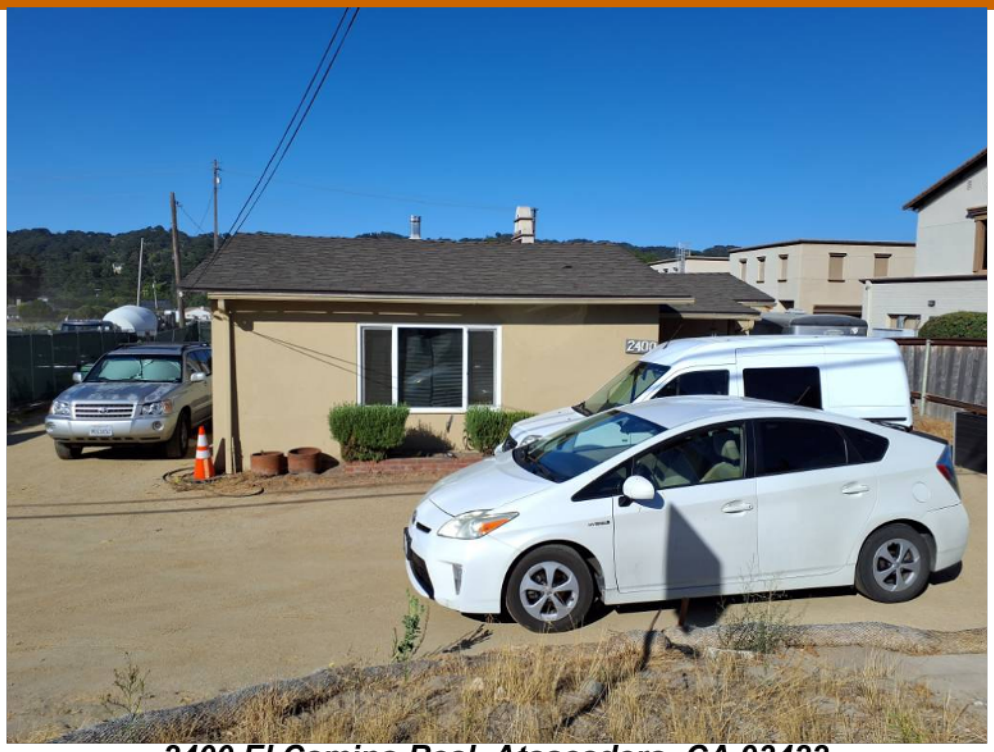
Cornerstone Inspection

Property Inspection Report



2400 El Camino Real, Atascadero, CA 93422

Inspection prepared for: Ian & Alicia Denchasy

Real Estate Agent: Val Walla - Team Walla

Date of Inspection: 8/26/2025 Time: 9:00 AM

Age of Home: 1958 Size: 600

Inspector: Peter Ruiz

Weather: Clear

Order ID: 12619

CREIA #167160

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CORNERSTONE INSPECTION

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INTRODUCTION

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

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

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

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

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

REPORT SUMMARY

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

On this page you will find a brief summary of any critical concerns of the inspection, as they relate to health and safety, or if they may be costly to repair. An example could be exposed live electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenence or recommended upgrade items will be in BLUE. Informational comments will be in typical black lettering. It is important to read your entire report. For your safety and liablity, we recommend that you hire only licensed contractors when having any work done. If the building 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 of who will be on this property, other 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, we located no **CRITICAL** systems or safety concerns with this property at the time of inspection.

Site and Other Comments		
Page 6 Item: 2	Environmental Comments	2.4. Current standards require at least one smoke alarm installed on every level of a home. One of the levels of the residence does not contain a functional smoke detector, which should be serviced.
Exterior		
Page 12 Item: 6	Electrical Components	6.2. One or more outlets are an obsolete, two-prong, ungrounded type that should be upgraded by a qualified tradesperson to have ground-fault protection.
Roofing		
Page 15 Item: 2	Composition Shingle Observations	2.5. The roof has one or more damaged or missing shingles that should be repaired or replaced by a licensed roofing contractor.
Plumbing Components		
Page 19 Item: 4	Gas Water Heater Comments	4.15. The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away. 4.16. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.

Electrical Service Panels		
Page 22 Item: 1	Main Electrical Panel	1.11. The exterior cover for the main electrical panel is damaged, and should be replaced by a qualified tradesperson. 1.12. The panel does not have a main disconnect, which is required by current standards. We recommend an evaluation by a qualified electrical contractor and service as necessary,
Page 24 Item: 2	Sub Panel Observations	2.7. One or more of the breakers do not properly fit within the buss bar. Because of this the breaker is loose, which can cause arcing and should be evaluated and serviced by a qualified electrical contractor. 2.8. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.
Interior Space		
Page 26 Item: 3	Main Hallway	3.5. There is no smoke detector which is mandated in this jurisdiction and should be installed.
Bedrooms		
Page 27 Item: 1	Bedroom 1	1.5. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 1.6. One or more light switch covers are missing and should be installed.
Kitchen		
Page 28 Item: 4	Electrical Components	4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
Page 28 Item: 6	Gas Range & Cook Top	6.3. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.
Bathrooms		
Page 29 Item: 1	Hallway Bathroom	1.12. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor. 1.13. The toilet is loose, and should be secured, as this could be a safety hazard.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The buyers/clients were present during the inspection.

1.2. The seller's agent was present for the inspection.

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

1.4. Our inspection was limited due to the excessive amount of personal contents located within the home.

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

1.6. If you have received this report from the seller(s) of the property, or a real estate agent in order to help satisfy part of their transfer 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.

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

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

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

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

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

Site and Other Comments (continued)

2. Environmental Comments

Observations:

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

2.2. The carbon-monoxide detectors responded to the test button, but should be checked periodically.

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

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

Exterior

1. General Comments and Disclaimers

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

Exterior (continued)

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason, the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have. We may confirm moisture intrusion in residences when it is raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that may be hazardous to health.

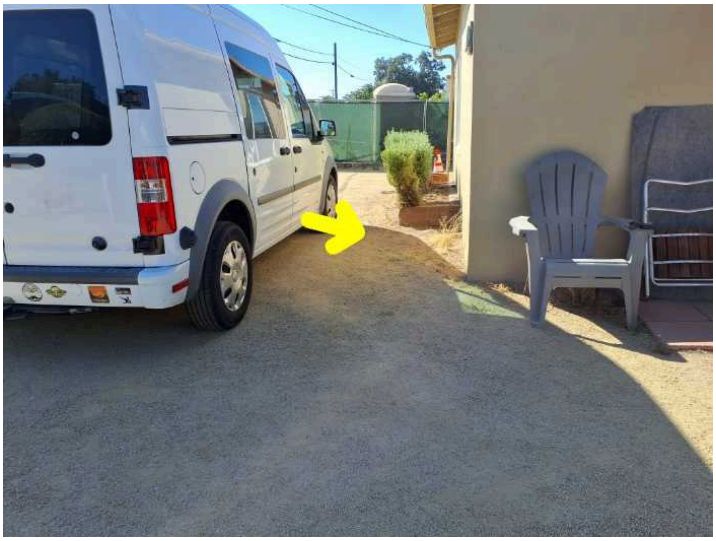
2.2. Drainage is facilitated by soil percolation, hard surfaces, and full or partial gutters. Such conditions may be acceptable but are not ideal. You may wish to have an evaluation by a specialist. We did not see any evidence of moisture threatening the living space.

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

2.4. The residence is surcharged by a slope at the front that will direct water toward the residence. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this. Therefore, it will be important to maintain the slope, and any area drainage system. Soil erosion can result in slippage, which can impede drainage and result in moisture intrusion.

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

Exterior (continued)



The residence is surcharged by a slope at the front that will direct water toward the residence. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this. Therefore, it will be important to maintain the slope, and any area drainage system. Soil erosion can result in slippage, which can impede drainage and result in moisture intrusion.

3. Exterior Wall Cladding

Observations:

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

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

3.3. There are small cracks in the stucco, which are quite common, and which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have an evaluation by a specialist.

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

3.5. There are stucco patches or repairs that should be explained by the sellers.

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

Exterior (continued)

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Exterior (continued)

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4. Hard Surfaces

Observations:

4.1. The dirt driveway will be susceptible to erosion, and may not provide adequate traction, and you may wish to have it surfaced.

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

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Exterior (continued)

5. Wood Trim, Facia and Eave

Observations:

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

5.2. The pest inspector report should confirm moisture, dry rot, or insect damage to the wood trim, fascia boards, and/or eaves.

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Exterior (continued)

6. Electrical Components

Observations:

6.1. The lights outside the doors of the residence are functional.

6.2. One or more outlets are an obsolete, two-prong, ungrounded type that should be upgraded by a qualified tradesperson to have ground-fault protection.

One or more outlets are an obsolete, two-prong, ungrounded type that should be upgraded by a qualified tradesperson to have ground-fault protection.

7. Windows

Observations:

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

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

7.3. The windows have been replaced. You should request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc.

8. Fences and Gates

Observations:

8.1. Portions of this property are not fenced or otherwise enclosed, to provide security for children or animals.

9. Yard and Retaining Walls

Observations:

9.1. There are typical stress fractures or grout joint separations in the brick yard walls, but they are reasonably firm and do not appear to be in danger of falling at this time.

Exterior (continued)

There are typical stress fractures or grout joint separations in the brick yard walls, but they are reasonably firm and do not appear to be in danger of falling at this time.

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both of these improvements. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture nor lift carpeting and/or padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built (or move) out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, under which most authorities regard being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4 inch and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage. If they are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but our recommendation should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

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

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

Roofing

1. Roof Gutters

Observations:

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

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

1.3. The roof only has partial gutters. A full system of gutters is recommended for the general welfare of the residence and its foundation, as moisture management is an ongoing concern throughout the life of the home.

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

Roofing (continued)

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

2. Composition Shingle Observations

Observations:

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

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

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

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

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

Roofing (continued)

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

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

Plumbing Components

1. Water Supply Comments

Observations:

1.1. There is no apparent shut-off valve at the residence to facilitate an emergency shut-off of the water. This means that the water would have to be turned off at the street with a large specialized tool called a plumbers key.

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

1.3. Some potable water pipes within this residence are galvanized, and 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. Also, because the water volume in such pipes will gradually be reduced by a build-up of minerals/rust within them, we do not fully endorse them. In addition, some of these pipes have been replaced with copper, and you should expect to continue replacing others as they reach the end of their useful life.

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

Plumbing Components (continued)

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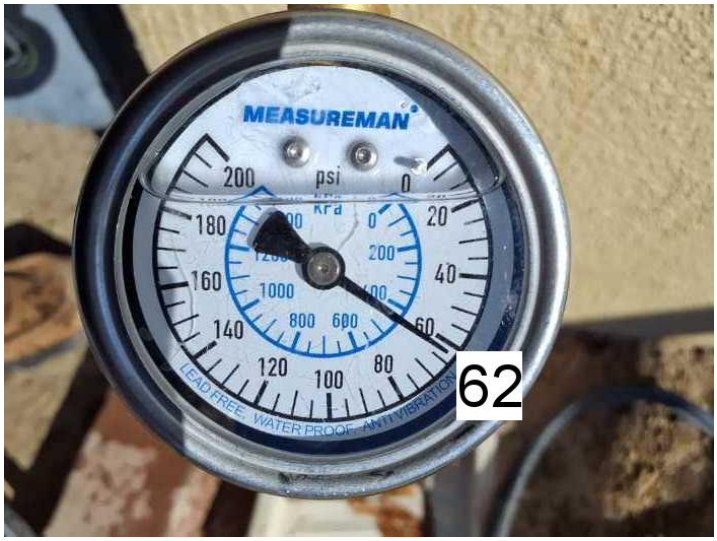


The water pressure entering the residence is under 80 PSI and a regulator is not required on the plumbing system.

2. Gas Service Information

Observations:

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

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

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

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

Plumbing Components (continued)

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

3. Irrigation and Hose Bibb Information

Observations:

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

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

Plumbing Components (continued)

4. Gas Water Heater Comments

Observations:

4.1. Hot water is provided by a 29 gallon gas water heater that is located in the laundry room.

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 8 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 are susceptible to damage due to the lack of use.

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

4.6. There is no drip leg which is required by current standards.

4.7. 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.

4.8. A transition spacer is missing where the vent pipe enters the attic or wall cavity, which should be installed.

4.9. The heat vents include a clay-based type, known as a transite pipe, that contains asbestos fibers, but which are encapsulated and thereby do not pose any viable health threat.

4.10. The water heater is equipped with a mandated pressure & temperature relief valve. Current standards call for the discharge pipe to terminate at the exterior and you may want the have it upgraded to current standards.

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

4.12. 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.

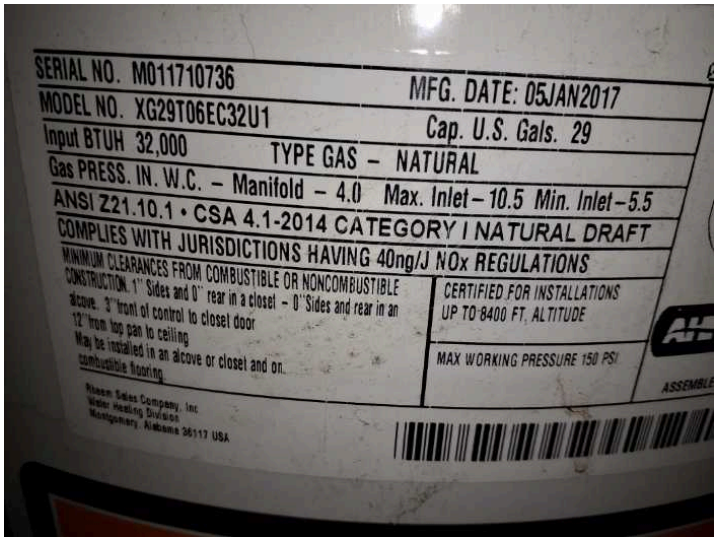
4.13. We recommend adding a moisture sensor to the pan, which will alert to the presence of a water leak. Many of the sensors are wireless and can be controlled with home automation systems or virtual assistant apps.

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

4.15. The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

4.16. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.

Plumbing Components (continued)



Hot water is provided by a 29 gallon gas water heater that is located in the laundry room.

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 heat vents include a clay-based type, known as a transite pipe, that contains asbestos fibers, but which are encapsulated and thereby do not pose any viable health threat.

The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away.

Plumbing Components (continued)

The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.

5. Waste and Drain Systems

Observations:

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

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

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

5.4. We were unable to locate a clean-out for this residence. It may not have been installed on the system, or it may have been covered by landscaping or other design components. Plumbers commonly identify this as being a deficiency and recommend a clean-out be installed. However, the main drainpipe can be accessed by removing a toilet, and at considerably less expense than that of installing a clean-out.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

1.2. The residence is served by a main electrical panel located within the laundry room.

1.3. We were unable to determine the number of amps that the panel can provide. We recommend an evaluation by a qualified electrical contractor.

1.4. 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.

1.5. The panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with a permit and by a licensed contractor.

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

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

1.8. There are no circuit breakers within the main electrical panel.

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

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

1.11. The exterior cover for the main electrical panel is damaged, and should be replaced by a qualified tradesperson.

1.12. The panel does not have a main disconnect, which is required by current standards. We recommend an evaluation by a qualified electrical contractor and service as necessary,

Electrical Service Panels (continued)

The residence is served by a main electrical panel located within the laundry room.

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Electrical Service Panels (continued)

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located adjacent to the main panel.

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

2.4. The sub-panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

2.5. The interior panel cover is missing one or more of its fasteners or screws and should be serviced.

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

2.7. One or more of the breakers do not properly fit within the buss bar. Because of this the breaker is loose, which can cause arcing and should be evaluated and serviced by a qualified electrical contractor.

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

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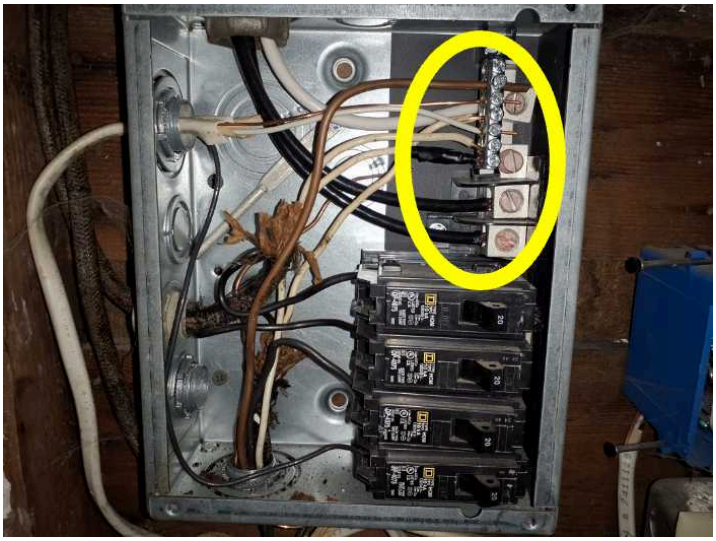
Electrical Service Panels (continued)



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

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional, but is hollow-core. Current standards recommend the front door to be solid core to provide proper security for the residence, and you may wish to have the door replaced.

1.2. There is no doorbell and you may wish to have one installed.

2. Living Room

Observations:

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

2.2. All of the living room outlets are obstructed by furniture, and were not tested.

2.3. The ceiling fan is functional but out of balance and should be serviced so the fan operates smoothly.

Interior Space (continued)

3. Main Hallway

Observations:

3.1. This hallway leads to the bedroom and bathroom.

3.2. The carbon monoxide detector responded to the test button, but should be checked periodically.

3.3. There is no light installed within the hallway, and one should be installed.

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

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

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

Bedrooms

1. Bedroom 1

Observations:

1.1. This bedroom is located at the 1st door on the right going down the main hallway.

1.2. The door guides for the bypass closet doors are missing. The doors can become scratched and damaged without the guides.

1.3. All of the bedroom outlets are obstructed by furniture, and were not tested.

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

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

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

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

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

3. Countertop

Observations:

3.1. The counter top has typical damage, such as small cracks or scuffs which you should view for yourself.

4. Electrical Components

Observations:

4.1. The lights are functional.

4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

5. Sink and Faucet

Observations:

5.1. The sink is functional.

5.2. The hand sprayer on the faucet sticks and should be serviced.

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

5.4. The trap and drain are functional.

6. Gas Range & Cook Top

Observations:

6.1. The gas range is functional, but was neither calibrated nor tested for its performance.

6.2. The igniters on the gas cook top did not respond and should be serviced.

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

Bathrooms

1. Hallway Bathroom

Observations:

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

1.2. The cabinets are in acceptable condition.

1.3. The sink countertop is functional.

1.4. The sink is functional.

1.5. The mechanical sink stopper will need to be adjusted to engage.

1.6. 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.

1.7. The lights are functional.

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

1.9. The toilet is identified as a low flush type, and is rated at 1.28 GPF.

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

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

1.12. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

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

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

Bathrooms (continued)

Laundry

1. Laundry Room

Observations:

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

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

1.3. There is no provision installed to vent the dryer to the exterior which is required and should be installed.

1.4. The gas control valve and its connector are presumed to be functional.

1.5. The outlets that were tested are functional.

1.6. 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.

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

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

1.9. The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

1.10. The laundry drains to the exterior, which is not allowed by current standards, and should be evaluated by a qualified tradesperson and serviced as necessary.

1.11. The exterior door is functional but it is not fully weather sealed.

1.12. One or more window screens are damaged, which you may wish to have repaired or replaced.

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

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

Laundry (continued)

The laundry drains to the exterior, which is not allowed by current standards, and should be evaluated by a qualified tradesperson and serviced as necessary.

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The exterior door is functional but it is not fully weather sealed.

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

Heating & Air conditioning

1. Wall Furnace

Observations:

1.1. Heat is provided by a wall furnace located in the living room. Such furnaces are among the oldest and least efficient of heating systems.

1.2. The wall furnace is functional.

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

1.4. The vent pipe is functional.

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

1.6. The thermostat is functional.

Attics

1. Attic

Observations:

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

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

1.3. We evaluated the attic by direct access.

1.4. We evaluated the attic from the access due to the small size of the attic.

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

1.6. The visible portions of the conventionally stacked roof framing are in acceptable condition, and should conform to the standards of the year in which they were installed.

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

1.8. The vent pipe of the gas furnace is too close to or in contact with the roof sheathing and should be serviced. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled type should be one inch away.

1.9. There are abandoned heat vents in the attic which include a clay-based type, known as a transite pipe, that contain asbestos fibers, but which are encapsulated and thereby do not pose any viable health threat.

1.10. 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.

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

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

Attics (continued)

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