Cornerstone Inspection

Property Inspection Report



72 Village Circle Dr, Lompoc, CA 93436
Inspection prepared for: Yashie Navarro
Real Estate Agent: Yicel Young - Redfin

Date of Inspection: 10/20/2026 Time: 1:30 PM
Age of Home: 1994 Size: 1200
Weather: Clear
Order ID: 14362

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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.

This report is the exclusive property of Cornerstone Inspection, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

REPORT SUMMARY

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

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior		
Page 13 Item: 12	Decks	12.2. There are components of the wood deck that are structurally unsound. We can elaborate on this issue, but the deck should be evaluated by a qualified specialist before use.
Plumbing Components		
Page 15 Item: 1	Water Supply Comments	1.4. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.
Page 16 Item: 3	Gas Water Heater Comments	3.16. There is rust or corrosion on the tank of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor. 3.17. The temperature pressure relief valve is leaking at its connector and should be evaluated and serviced by a licensed plumbing contractor.
Interior Space		
Page 21 Item: 1	Main Entry	1.1. The deadbolt on the exterior door does not engage, and should be repaired or replaced.

Bedrooms		
Page 25 Item: 1	Primary Bedroom Observations	1.7. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor. 1.8. One or more outlet covers are cracked or broken and should be replaced.
Page 27 Item: 2	Bedroom 2	2.8. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor. 2.9. One or more outlet covers are cracked or broken and should be replaced.
Page 28 Item: 3	Bedroom 3	3.6. A smoke detector in the bedroom did not respond to the test button, and should be serviced. 3.7. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor.
Kitchen		
Page 31 Item: 4	Electrical Components	4.2. One or more of the outlets in the kitchen are not GFCI protected, although such protection is mandated by current standards and is an important safety feature.
Bathrooms		
Page 33 Item: 1	Primary Bathroom Observations	1.17. One or more bathroom sink outlets have a reversed-polarity, and should be evaluated and serviced by a licensed electrical contractor. 1.18. The toilet is loose, and should be secured, as this could be a safety hazard.
Page 36 Item: 2	Upstairs Hallway Bathroom	2.14. The toilet is loose, and should be secured, as this could be a safety hazard.
Page 37 Item: 3	1st Guest Bathroom	3.12. The toilet is loose, and should be secured, as this could be a safety hazard.
Heating & Air conditioning		
Page 40 Item: 1	Forced Air Furnace	1.12. The furnace is functional. However, it 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 a qualified HVAC contractor prior to the close of the inspection period.
Garages		
Page 44 Item: 1	Single Car Garage	1.10. The voids in the garage firewall must be repaired, in order to maintain the necessary firewall separation between the garage and the residence.

Site and Other Comments

1. Site and General Information

Observations:

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

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

1.3. The property was vacant during our inspection.

1.4. 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.

1.5. If you have received this report from the seller(s) of the property, or a real estate agent in order to help satisfy part of their transfer disclosure obligation, you should not rely on this report for your evaluation of the property as this report is proprietary to our client and Cornerstone Inspection, Inc. Our inspection has a signed, written agreement and a Standards of Practice that is not in place for any third party or subsequent buyer of this property. Our report is valid for the day of our inspection only, as conditions both inside and outside the home will have certainly changed and will not be reflected in this report.

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

1.7. The home appears to have been recently painted. Because of this, stains, defects or other issues may be concealed from view. Please thoroughly review all disclosures, especially the seller's disclosure, and question any issues that could be present but concealed.

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

1.9. Because this is a condominium inspection, we do not evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are the responsibility of the association. Therefore, you should review the homeowner's association 'Pro Forma Operating Budget', which should include a 'Reserve Study' as required by California Civil Code Section 1365. The operating budget should also include a statement of existing funds and a funding strategy to cover major repair and replacement costs.

2. Environmental Comments

Observations:

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

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

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.

2. Grading and Drainage

Observations:

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

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

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

3. Exterior Wall Cladding

Observations:

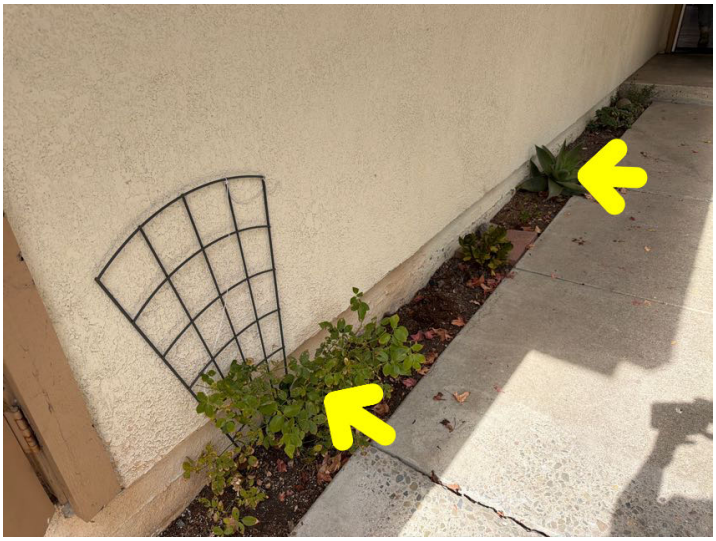
3.1. The exterior house walls are clad with stucco siding.

3.2. Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches (30 cm) away from the home.

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.

Exterior (continued)



Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches (30 cm) away from the home.

4. Hard Surfaces

Observations:

4.1. There are predictable cracks in the driveway that would not necessarily need to be serviced.

4.2. The driveway is shared or part of an easement. Please refer to disclosures on any responsibilities of maintenance cost or operation.

4.3. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. There could be many causes for the cracks, such as by the lack of expansion joints, or a tree that is too close to the concrete decking.

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

4.5. The walkways have separated from the house and should be sealed to prevent moisture from penetrating the area adjacent to the house footing.

Exterior (continued)



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



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



The walkways have separated from the house and should be sealed to prevent moisture from penetrating the area adjacent to the house footing.

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.

Exterior (continued)



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



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

6. Electrical Components

Observations:

6.1. The exterior outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the kitchen.

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

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

7. Sliding Glass Doors and Screens

Observations:

7.1. The handles on the sliding glass doors are loose or need service to open and close smoothly.

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

7.3. The slider screens are damaged, and you may wish to have them repaired or replaced.

Exterior (continued)



The handles on the sliding glass doors are loose or need service to open and close smoothly.



The handles on the sliding glass doors are loose or need service to open and close smoothly.



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

Exterior (continued)

8. Windows

Observations:

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

8.2. 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.

8.3. 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.

8.4. There are one or more windows with a broken hermetic seal, identified within the report. Such windows should be replaced to improve energy efficiency. Hermetic seal failure is often difficult to identify. We recommend that an experienced window specialist evaluate all the windows, who may very well identify other defective windows.

9. Fences and Gates

Observations:

9.1. 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.

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

10. Yard and Retaining Walls

Observations:

10.1. It should be disclosed who is responsible for the yard walls that are located at this property.

10.2. The yard walls may have some cosmetic damage but are functional.

11. Landscaping

Observations:

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

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

Exterior (continued)

12. Decks

Observations:

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

12.2. There are components of the wood deck that are structurally unsound. We can elaborate on this issue, but the deck should be evaluated by a qualified specialist before use.



There are components of the wood deck that are structurally unsound. We can elaborate on this issue, but the deck should be evaluated by a qualified specialist before use.

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 qualified 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 portion of the slab, also known as the slab floor, has 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.

Plumbing Components

1. Water Supply Comments

Observations:

1.1. The main water shut-off valve is located at the front of the home, unit, or building.

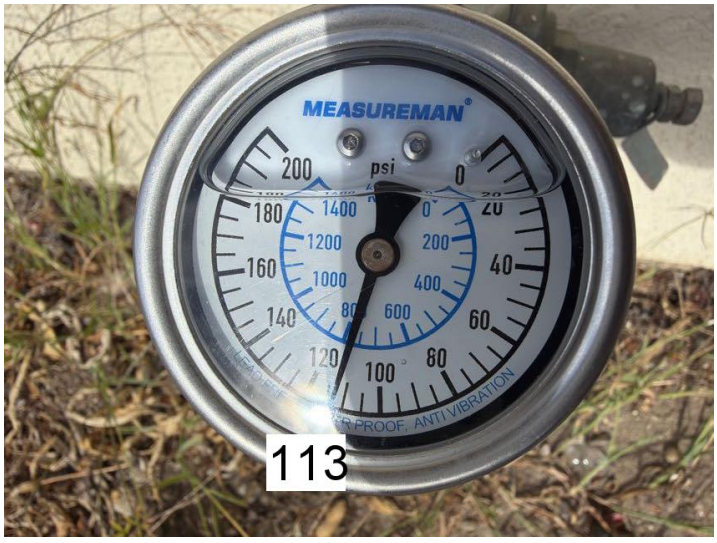
1.2. The residence is served primarily by copper potable water pipes. The visible copper water pipes are in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are located inside walls, and we can only view the pipes as they exit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

1.3. 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.

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



The main water shut-off valve is located at the front of the home, unit, or building.



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

2. Irrigation and Hose Bibb Information

Observations:

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

2.2. The hose bibs that we tested 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)

3. Gas Water Heater Comments

Observations:

3.1. Hot water is provided by a 40 gallon gas water heater that is located in an exterior closet.

3.2. The water heater is functional and there were no leaks at the time of our inspection.

3.3. The water heater is about 5 years old.

3.4. The water heater does not include an expansion tank, which is required by many jurisdictions when the water supply system includes a water pressure regulator. We recommend upgrading to meet this standard.

3.5. There is rust, corrosion, or mineral encrustation on the fittings of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.

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

3.7. There is no drip leg, which is required by current standards.

3.8. 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.

3.9. There are moisture stains on the ceiling at the vent pipe which should be explained or further explored. It could indicate the roof vent flashing is not properly sealed.

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

3.11. 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.

3.12. 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.

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

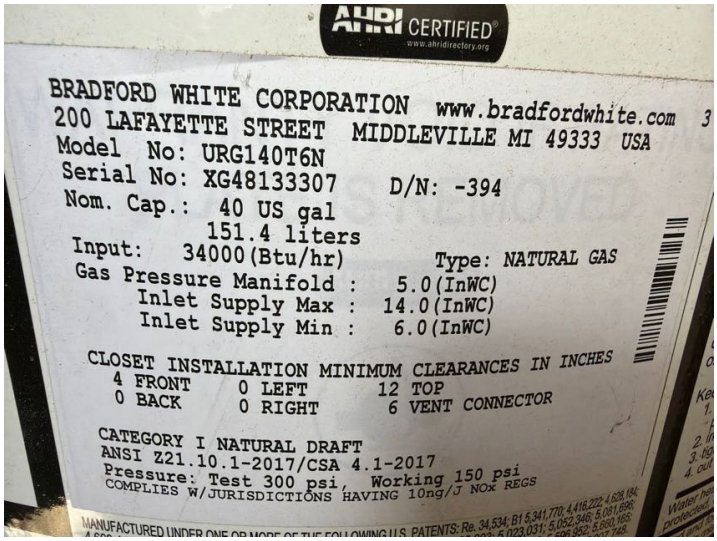
3.14. The water heater is seismically secured.

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

3.16. There is rust or corrosion on the tank of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.

3.17. The temperature pressure relief valve is leaking at its connector and should be evaluated and serviced by a licensed plumbing contractor.

Plumbing Components (continued)



There is rust or corrosion on the tank of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.



There is rust, corrosion, or mineral encrustation on the fittings of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.



There is rust or corrosion on the tank of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.



There is rust or corrosion on the tank of the gas water heater, which should be evaluated and serviced by a qualified plumbing contractor.

Plumbing Components (continued)



The temperature pressure relief valve is leaking at its connector and should be evaluated and serviced by a licensed plumbing contractor.



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.



There are moisture stains on the ceiling at the vent pipe which should be explained or further explored. It could indicate the roof vent flashing is not properly sealed.



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

Plumbing Components (continued)

4. Waste and Drain Systems

Observations:

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

4.2. We attempt to evaluate 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.

4.3. 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.

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

Electrical Service Panels

1. Main Electrical Panel

Observations:

1.1. Common national safety standards require electrical panels to be 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 70 amp main electrical panel, located at the front of the home or unit.

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

1.4. The main electric panel is under the jurisdiction of the HOA management and was not inspected.

Electrical Service Panels (continued)



The residence is served by a 70 amp main electrical panel, located at the front of the home or unit.

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located in the garage.

2.3. The electrical sub panel has no visible deficiencies.

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

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

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

2.7. The circuit breakers have no visible deficiencies.

2.8. The grounding system in the sub panel is correct.

Electrical Service Panels (continued)



The sub panel is located in the garage.

Interior Space

1. Main Entry

Observations:

1.1. The deadbolt on the exterior door does not engage, and should be repaired or replaced.



The deadbolt on the exterior door does not engage, and should be repaired or replaced.

Interior Space (continued)

2. Living Room

Observations:

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

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

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

2.4. There is damage to a window sill or frame that should be evaluated by a pest inspector.

2.5. The door handle is loose or damaged and should be serviced to work smoothly.

2.6. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.



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



There is damage to a window sill or frame that should be evaluated by a pest inspector.



The door handle is loose or damaged and should be serviced to work smoothly.

Interior Space (continued)

3. Dining Room

Observations:

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

3.2. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

4. Upstairs Hallway

Observations:

4.1. This hallway leads to the bedrooms.

4.2. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.

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

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

Interior Space (continued)



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

5. Stairs

Observations:

5.1. The stair treads have cosmetic damage, which you may wish to view for yourself.



The stair treads have cosmetic damage, which you may wish to view for yourself.

Bedrooms

1. Primary Bedroom Observations

Observations:

1.1. This bedroom is located at the 1st bedroom door on the left going down the upstairs hallway.

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

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

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

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

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

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

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



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



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

Bedrooms (continued)



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



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



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

Bedrooms (continued)

2. Bedroom 2

Observations:

2.1. This bedroom is the middle bedroom.

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

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

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

2.5. One or more of the windows do not roll smoothly and will need service, such as cleaning, lubricating or adjusting the hardware.

2.6. A window lock is missing, damaged, or does not engage, and needs to be serviced to be functional.

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

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

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



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



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

Bedrooms (continued)



A window lock is missing, damaged, or does not engage, and needs to be serviced to be functional.



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

3. Bedroom 3

Observations:

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

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

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

3.4. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

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

3.6. A smoke detector in the bedroom did not respond to the test button, and should be serviced.

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

Bedrooms (continued)



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



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



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

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 osmosis systems, barbecues, grills, rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

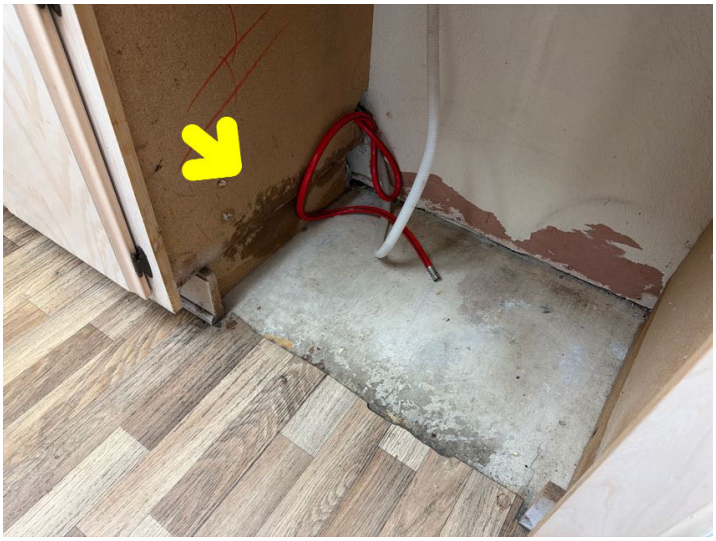
Kitchen (continued)

2. Cabinets

Observations:

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

2.2. The wall of a kitchen sink cabinet is functional, but moisture damaged.



The wall of a kitchen sink cabinet is functional, but moisture damaged.

3. Countertop

Observations:

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



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

Kitchen (continued)

4. Electrical Components

Observations:

4.1. An under-cabinet light does not respond and should be serviced.

4.2. One or more of the outlets in the kitchen are not GFCI protected, although such protection is mandated by current standards and is an important safety feature.



One or more of the outlets in the kitchen are not GFCI protected, although such protection 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 sink faucet is functional.

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

5.4. The trap and drain are functional.

6. Garbage Disposal Comments

Observations:

6.1. The garbage disposal is functional.

7. Exhaust Fan

Observations:

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

Kitchen (continued)

8. Gas Range & Cook Top

Observations:

8.1. The gas range was not connected and was not tested.

9. Walls/Ceilings/Windows & Doors

Observations:

9.1. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

Bathrooms

1. Primary Bathroom Observations

Observations:

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

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

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

1.4. The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.

1.5. A mechanical sink stopper is incomplete and should be serviced.

1.6. The trap and drain are functional.

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 not identified as being a low-flush type and should be replaced with a 1.28 GPF toilet to meet current California water conservation standards.

1.10. The shower is functional and the showerhead is 1.75 gpm.

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

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

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

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

1.15. The door handle is loose and needs to be serviced to work smoothly.

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

1.17. One or more bathroom sink outlets have a reversed-polarity, and should be evaluated and serviced by a licensed electrical contractor.

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

Bathrooms (continued)



One or more bathroom sink outlets have a reversed-polarity, and should be evaluated and serviced by a licensed electrical contractor.



The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.



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



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

Bathrooms (continued)



The door handle is loose and needs to be serviced to work smoothly.



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

Bathrooms (continued)

2. Upstairs Hallway Bathroom

Observations:

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

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

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

2.4. The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.

2.5. A mechanical sink stopper is incomplete and should be serviced.

2.6. The trap and drain are functional.

2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.

2.8. The lights are functional.

2.9. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

2.10. The toilet is not identified as being a low-flush type and should be replaced with a 1.28 GPF toilet to meet current California water conservation standards.

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

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

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

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

Bathrooms (continued)



The bathroom sink has rusted at the drain or overflow inlet. It is not leaking, but will obviously be susceptible to leaks.



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

3. 1st Guest Bathroom

Observations:

3.1. The 1st guest bathroom is a half and is located adjacent to the living room.

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

3.3. There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.

3.4. The sink is functional.

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

3.6. The trap and drain are functional.

3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.

3.8. The lights are functional.

3.9. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

3.10. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

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

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

Bathrooms (continued)



There is a separation between the sink countertop and the back-splash, which should be sealed to forestall moisture intrusion between the cabinet and the wall.



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

Laundry

1. Laundry Area

Observations:

1.1. The laundry area is located within the garage.

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 rust, corrosion, or mineral encrustation on the fittings of the laundry water supply, which should be evaluated and serviced by a qualified plumbing contractor.

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

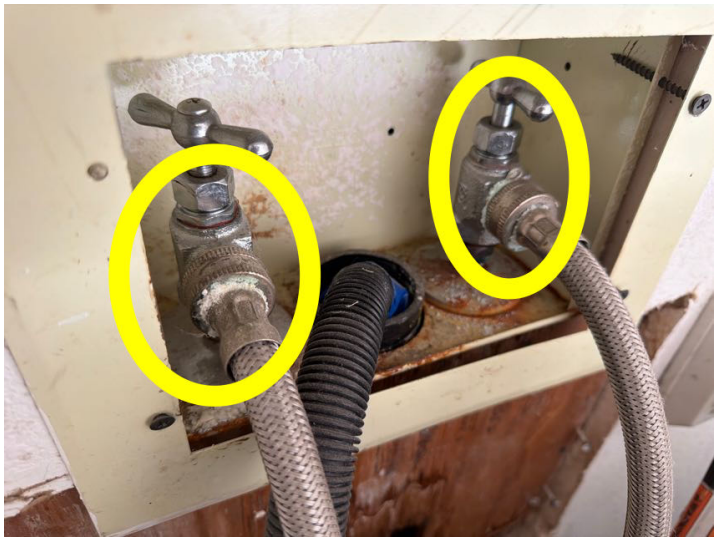
1.5. The gas control valve and its connector are presumed to be functional.

1.6. The outlets that were tested are functional.

1.7. The 220 volt receptacle is functional.

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

Laundry (continued)



There is rust, corrosion, or mineral encrustation on the fittings of the laundry water supply, which should be evaluated and serviced by a qualified plumbing contractor.



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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. Serial Number F0393 4274 - Manufactured 1993

1.3. The vent pipe is functional.

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

1.5. The combustion-air vents for the gas furnace are functional.

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

1.7. The blades and motor on the circulating fan and motor are dirty. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service. We recommend that a qualified HVAC contractor clean, service and evaluate the furnace.

1.8. The thermostat is functional.

1.9. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.

1.10. Significant portions of the supply ducts are concealed and cannot be viewed.

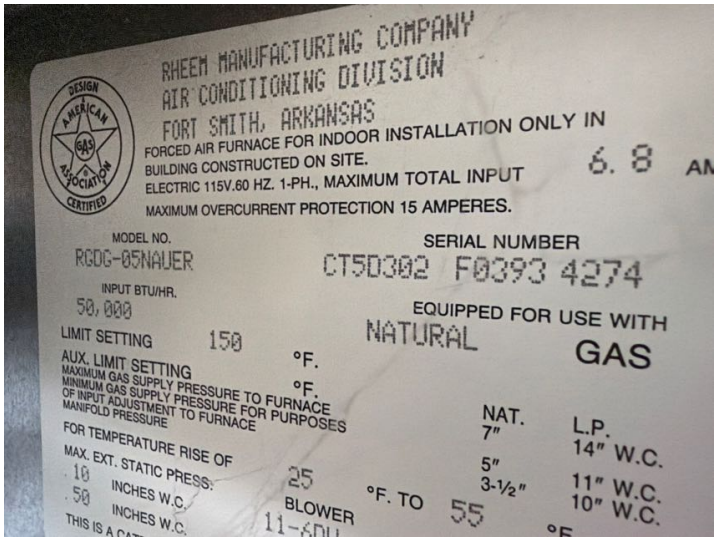
1.11. One or more of the registers should be cleaned.

1.12. The furnace is functional. However, it 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 a qualified HVAC contractor prior to the close of the inspection period.

Heating & Air conditioning (continued)



The furnace is functional. However, it 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 a qualified HVAC contractor prior to the close of the inspection period.



Serial Number F0393 4274 - Manufactured 1993



One or more of the registers should be cleaned.



One or more of the registers should be cleaned.

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 upstairs hallway ceiling.

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due to the amount of insulation, conditions of clearance, and/or obstructions. We were able to access approximately 80% of the attic.

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

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

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

1.8. The 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.

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

Attics (continued)

2. Garage Attic

Observations:

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

2.2. The attic can be accessed through a hatch located in the bedroom 3 closet wall.

2.3. We evaluated the attic by direct access.

2.4. There is no insulation within the garage attic, which is not required by current standards.

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

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

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

2.8. The heat vents appear to be functional.

Garages

1. Single Car Garage

Observations:

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

1.2. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

1.3. There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

1.4. There is a moisture stain on the garage wall, the cause of which should be explained or explored further. However, we were unable to confirm that it is being caused by an active leak.

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

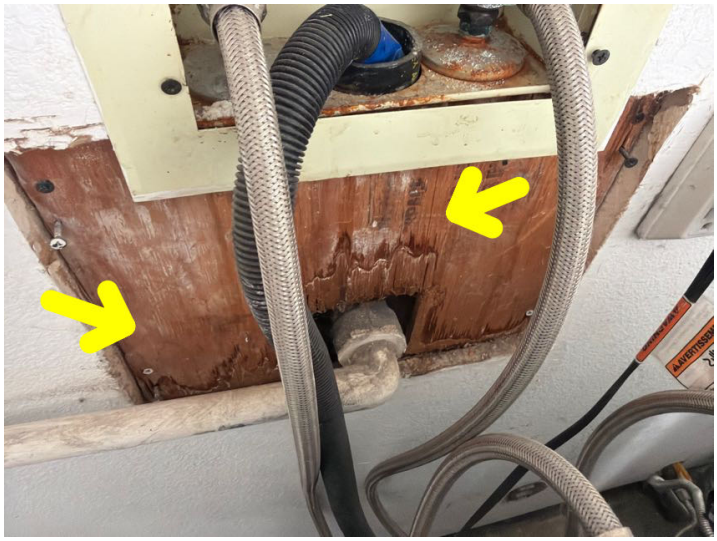
1.6. The outlets that were tested are functional, and include ground-fault protection.

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

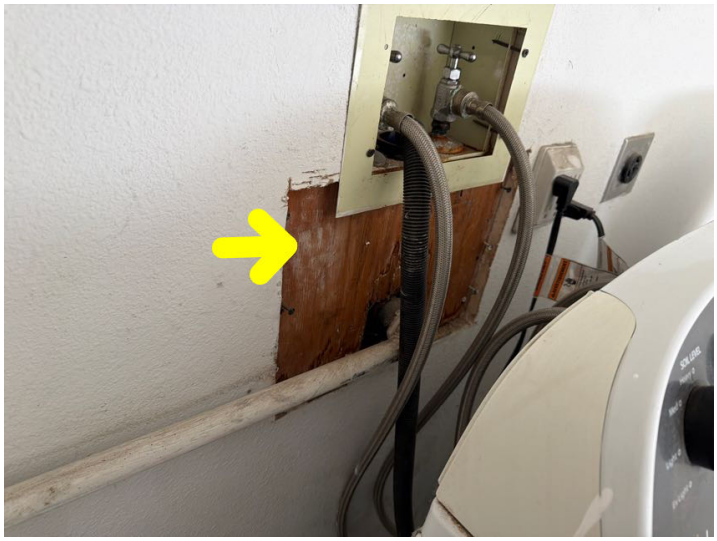
1.8. The garage door and its hardware are functional.

1.9. The garage door opener is functional.

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



There is a moisture stain on the garage wall, the cause of which should be explained or explored further. However, we were unable to confirm that it is being caused by an active leak.



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