Cornerstone Inspection

Property Inspection Report



1485 Pomeroy, Arroyo Grande, CA 93420

Inspection prepared for: Ken and Margie Jensen

Real Estate Agent: -

Date of Inspection: 10/14/2026 Time: 9:00 AM

Age of Home: 1980 Size: 2100

Inspector: Greg Hines

Order ID: 14349

CREIA #166634

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CORNERSTONE INSPECTION

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Report Summary

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

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.

Site and Other Comments		
Page 7 Item: 2	Environmental Comments	2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance. 2.4. Current standards require at least one smoke alarm be installed at every level of a home. There is not a smoke alarm installed on one or more of the levels which should be serviced.
Exterior		
Page 13 Item: 6	Electrical Components	6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature. 6.5. An outlet at the right side has an open-ground and should be evaluated and serviced by a licensed electrical contractor.
Page 14 Item: 9	Stairs and Handrails	9.8. The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.

Page 18 Item: 12	Decks	12.3. The wood deck is deteriorating and in poor condition due to lack of maintenance. You may want to have the deck evaluated by a licensed specialist and have them provide a cost estimate to rebuild the deck. 12.4. 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 specialist and serviced accordingly.
Foundation Comments		
Page 22 Item: 1	Crawlspace Observations	1.14. There is a leak beneath the residence which should be repaired by a licensed specialist.
Roofing		
Page 23 Item: 2	Concrete Tile Observations	2.9. The ridge or roofline appears to be wavy in silhouette. We will elaborate on the possible reasons for this, but you should have a roofing contractor evaluate the roof or comment on this specific feature.
Plumbing Components		
Page 29 Item: 5	Electric Water Heater	5.10. There is no service disconnect at the water heater, which is required by current standards, unless the water heater is within fifty-feet and within the line of sight of the electrical panel. We recommend a qualified licensed plumber or electrical Contractor install a service disconnect. 5.11. There is evidence of moisture intrusion within the water heater closet enclosure, which implies the water heater has leaked and should be evaluated and serviced.
Interior Space		
Page 36 Item: 3	Dining Room	3.11. One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.
Page 37 Item: 4	Downstairs Hallway	4.9. The smoke detector did not respond, and should be serviced.
Page 39 Item: 5	Stairs	5.2. The stairwell light switch should be serviced to include a switch at the top and bottom of the stairs.

Bedrooms		
Page 40 Item: 1	Master Bedroom Observations	1.11. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 1.12. There is not a carbon monoxide alarm within the bedroom, which is required when there is a fireplace in the bedroom. 1.13. One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.
Kitchen		
Page 43 Item: 2	Cabinets	2.4. There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a heath risk.
Page 44 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 45 Item: 5	Sink and Faucet	5.5. There is a leak at the drain trap below the window sink, which should be repaired.
Page 46 Item: 8	Exhaust Fan	8.2. There is no provision for an exhaust fan, which is required by current standards, and should be evaluated and serviced for optimal safety.
Page 47 Item: 9	Gas Range & Cook Top	9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.
Page 47 Item: 10	Electric Range & Cook Top	10.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.
Laundry		
Page 53 Item: 1	Laundry Room	1.16. The sink outlets are functional, but should be upgraded to have ground-fault protection.
Heating & Air conditioning		
Page 54 Item: 1	Forced Air Furnace	1.3. There is currently no conventional heat installed at this residence, which is required by current building standards. We recommend having this condition evaluated and serviced by a licensed specialist.

Page 55 Item: 2	Wall Furnace	2.8. The wall furnace is not functional and should be evaluated and serviced or demonstrated as functional. 2.9. There is rust within the furnace that should be evaluated and serviced as needed by a licensed specialist.
Attics		
Page 58 Item: 2	Secondary Attic	2.11. There is an open electrical junction box, which should be sealed so that any arching or sparking would be contained within the box. 2.12. Electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arching or sparking that could occur, a task that should be completed by a licensed electrician. 2.13. The vent pipe of the gas heater is too close 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.

Site and Other Comments

1. Site and General Information

Observations:

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

1.2. The buyers/clients were not present during 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. 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 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.

1.6. We do not inspect window coverings as a part of our service, however there are blinds present with pull cords that have been found to be a choke hazard, especially if small children occupy the home. These cords should be secured within the windowsill area at a point where they can only be reached by on adult.

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

1.8. We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others

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

Site and Other Comments (continued)

2. Environmental Comments

Observations:

2.1. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons as the sensors may no longer be effective.

2.2. We have noticed the presence of termite droppings and you may wish to have a pest control company evaluate.

2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home adjacent to the bedrooms, but not any closer than 10 feet to a gas appliance.

2.4. Current standards require at least one smoke alarm be installed at every level of a home. There is not a smoke alarm installed on one or more of the levels 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, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.

1.2. The landscaping includes pre-cast concrete accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

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 possible 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 on this property is solely dependant on soil-percolation and hard surfaces. There are no roof gutters or area drains. Such conditions are not ideal, and water may pond at various points during prolonged rains. Therefore, you may wish to have a specialist evaluate. We did not see any evidence of moisture contaminating the living space.

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

2.4. There are areas at the residence where water will percolate and pond, which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, or area drains that direct water away from the residence.

2.5. 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.

2.6. 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)



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

3. Exterior Wall Cladding

Observations:

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

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

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

3.4. The siding needs typical maintenance such as sealing and painting.

3.5. There are typical cracks in the stucco, 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 this confirmed by a specialist.

3.6. There are stains present that may he difficult to remove.

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 away from the home.



There are stains present that may he difficult to remove.



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



There are stains present that may he difficult to remove.

Exterior (continued)

4. Hard Surfaces

Observations:

4.1. The driveway is in acceptable condition.

4.2. Asphalt driveways are not as durable as concrete ones and typically develop cracks.

4.3. We recommend periodically sealing and repairing the asphalt surface to extend its life and maintain appearance.

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

4.5. The walkways are in acceptable condition.

4.6. The patio surface is in acceptable condition.

4.7. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.

5. Wood Trim, Facia and Eave

Observations:

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

5.2. Sections of the fascia board or wood trim are weathered and have separated slightly, and should be serviced to prevent further deterioration.

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

5.4. There is moisture damage or dry rot to the wood trim and or fascia on the upper roof area, which is typically not inspected by the pest inspector. The pest control company should be alerted so as to inspect and include these repairs in their estimate.

Exterior (continued)



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



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



Sections of the fascia board or wood trim are weathered and have separated slightly, and should be serviced to prevent further deterioration.

Exterior (continued)

6. Electrical Components

Observations:

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

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

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

6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature.

6.5. An outlet at the right side has an open-ground and should be evaluated and serviced by a licensed electrical contractor.



An outlet at the right side has an open-ground and should be evaluated and serviced by a licensed electrical contractor.

7. Sliding Glass Doors and Screens

Observations:

7.1. The sliding glass door is tempered and in acceptable condition.

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

8.3. 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 is at least one, but there could be more windows with a broken hermetic seal identified within the report which should be replaced. 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. Stairs and Handrails

Observations:

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

9.2. The balusters in the stair rails are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

9.3. The openings in the stair risers are more than 4 inches apart and does not meet current standards. You may want this condition serviced to meet current standards.

9.4. One of the stair treads is loose, which could prove to be a trip-hazard and should be serviced.

9.5. The stairs on the left were not accessible which were not inspected.

9.6. There is damage to the wood stairs that should be evaluated by the termite inspector.

9.7. The stair stringer is nailed or screwed in to the ledger. Current standards require an approved metal hanger which you may want to have upgraded.

9.8. The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.

Exterior (continued)



The openings in the stair risers are more than 4 inches apart and does not meet current standards. You may want this condition serviced to meet current standards.



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



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



The stairs on the left were not accessible which were not inspected.

Exterior (continued)



The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.



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

10. Fences and Gates

Observations:

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

10.2. The 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.

10.3. The fences have damage that you may wish to have repaired.

10.4. Sections of the fence are leaning or missing which you may wish to have repaired or replaced.

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

10.6. It should be disclosed who is responsible for the fences that are located at this property.

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

10.8. The gate at the front needs to be serviced to be functional.

Exterior (continued)



Sections of the fence are leaning or missing which you may wish to have repaired or replaced.



The fences have damage that you may wish to have repaired.



The gate at the front needs to be serviced to be functional.



The fences have damage that you may wish to have repaired.

11. Landscaping

Observations:

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

Exterior (continued)

12. Decks

Observations:

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

12.2. There is damage to the deck that should be evaluated by the termite inspector.

12.3. The wood deck is deteriorating and in poor condition due to lack of maintenance. You may want to have the deck evaluated by a licensed specialist and have them provide a cost estimate to rebuild the deck.

12.4. 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 specialist and serviced accordingly.



There is damage to the deck that should be evaluated by the termite inspector.



There is damage to the deck that should be evaluated by the termite inspector.



The wood deck is deteriorating and in poor condition due to lack of maintenance. You may want to have the deck evaluated by a licensed specialist and have them provide a cost estimate to rebuild the deck.

Exterior (continued)

13. Guardrails

Observations:

13.1. The guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.

13.2. The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

13.3. Sections of the guardrail need maintenance type service such as sealing, staining and or painting.

13.4. There is damage to the wood guardrail that should be evaluated by the termite inspector.



The guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.



The balusters in the guardrail are more than 4" apart and are not child safe. Therefore, you may wish to add a protective barrier.

Exterior (continued)



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



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

Foundation Comments

1. Crawlspace Observations

Observations:

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

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

1.3. The crawlspace access is located at the front and rear.

1.4. The crawlspace is accessible and in acceptable condition.

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

1.6. There are storage items in the crawlspace, which obscure some areas or components of the foundation.

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

1.8. The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

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

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

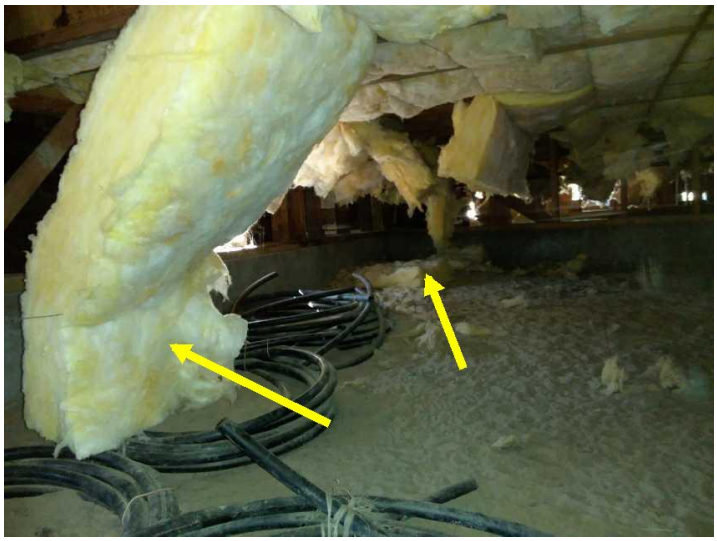
1.11. Ventilation of the foundation crawlspace is conventional and should be adequate.

Foundation Comments (continued)

1.12. There are foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

1.13. Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you may wish to have it serviced.

1.14. There is a leak beneath the residence which should be repaired by a licensed specialist.



Some pieces of insulation are hanging or have fallen from between the floor joists. This does not have any serious consequences, but you may wish to have it serviced.



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



There is a leak beneath the residence which should be repaired by a licensed specialist.



There is a leak beneath the residence which should be repaired by a licensed specialist.

Roofing

1. Roof Gutters

Observations:

1.1. There are no gutters on the home which are recommended for the maintenance of the foundation and for good grading and drainage.

2. Concrete Tile Observations

Observations:

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

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

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

2.4. We were unable to access the second-story roof due to its height, and evaluated with the use of binoculars from various vantage points.

2.5. There is one or more of the concrete tiles that are cracked or chipped but not separated. This is not uncommon, and the tiles do not necessarily need to be serviced, but you may wish to have a specialist comment on this. However, it would be wise to monitor the tiles to make sure that they do not become displaced.

2.6. The roof needs to be cleaned to promote and insure proper drainage.

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

2.8. The roof flashings are in acceptable condition.

2.9. The ridge or roofline appears to be wavy in silhouette. We will elaborate on the possible reasons for this, but you should have a roofing contractor evaluate the roof or comment on this specific feature.

Roofing (continued)



The ridge or roofline appears to be wavy in silhouette. We will elaborate on the possible reasons for this, but you should have a roofing contractor evaluate the roof or comment on this specific feature.



The ridge or roofline appears to be wavy in silhouette. We will elaborate on the possible reasons for this, but you should have a roofing contractor evaluate the roof or comment on this specific feature.

Fireplace

1. Master Bedroom Fireplace

Observations:

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

1.2. The firebox is in acceptable condition.

1.3. The chimney damper is functional.

1.4. The portions of the flue that are visible appear to be in acceptable condition. We recommend that the flue be cleaned once a year if the fireplace is regularly used. You should ask the sellers when the flue was last cleaned.

1.5. A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

1.6. The fireplace glass doors are functional.

1.7. The fireplace hearth is in acceptable condition.

1.8. The fireplace mantle is in acceptable condition.

1.9. A functional spark arrestor and a weather-cap in place on the chimney.

1.10. The chimney walls appear to be in acceptable condition.

1.11. The chimney flashings are in acceptable condition.

Plumbing Components

1. General Plumbing Comments

Observations:

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

Plumbing Components (continued)

2. Water Supply Comments

Observations:

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

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

2.3. The pressure is low by current standards which you may wish to have evaluated and serviced by a licensed specialist.

2.4. The main water shutoff valve is an older "Gate" style valve. This older valve may no longer properly function. We recommend it be upgraded to a newer "Ball" valve.

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

2.6. 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 inside walls which we can only view the pipes as they exit walls.

2.7. The volume of water is reduced when one or more plumbing fixtures are in use, and you may want to have this evaluated by a licensed plumbing contractor.



The main water shutoff valve is an older "Gate" style valve. This older valve may no longer properly function. We recommend it be upgraded to a newer "Ball" valve.



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

Plumbing Components (continued)

3. Gas Service Information

Observations:

3.1. We were unable to determine where the gas shutoff would be, currently it appears the property is not supplied with gas. We recommend having this condition evaluated and serviced by a licensed specialist

3.2. A gas pipe on the exterior of the home is rusted and should be painted to prevent further corrosion.



A gas pipe on the exterior of the home is rusted and should be painted to prevent further corrosion.

4. Irrigation and Hose Bibb Information

Observations:

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

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

4.3. A hose bib has been capped which implies it might be dripping, which you may want to have evaluated.

4.4. A hose bib at the front leaks or drips and should be serviced.

4.5. Hose bibs on the exterior are no longer functional or has been abandoned. However, we may not have located and tested each hose bib on the property.

Plumbing Components (continued)



A hose bib at the front leaks or drips and should be serviced.



Hose bibs on the exterior are no longer functional or has been abandoned. However, we may not have located and tested each hose bib on the property.



Hose bibs on the exterior are no longer functional or has been abandoned. However, we may not have located and tested each hose bib on the property.

Plumbing Components (continued)

5. Electric Water Heater

Observations:

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

5.2. Hot water is provided by a 50 gallon electric water heater that is located in the laundry room.

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

5.4. There is mineral encrustation on the base, which should be cleaned to ensure that the fittings are not leaking.

5.5. There is rust or corrosion on the base of the water heater which should be evaluated and serviced by a licensed specialist.

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

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

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

5.9. The water heater is seismically secured.

5.10. There is no service disconnect at the water heater, which is required by current standards, unless the water heater is within fifty-feet and within the line of sight of the electrical panel. We recommend a qualified licensed plumber or electrical Contractor install a service disconnect.

5.11. There is evidence of moisture intrusion within the water heater closet enclosure, which implies the water heater has leaked and should be evaluated and serviced.

Plumbing Components (continued)



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



There is evidence of moisture intrusion within the water heater closet enclosure, which implies the water heater has leaked and should be evaluated and serviced.

6. Waste and Drain Systems

Observations:

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

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

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

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

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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

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

1.4. The exterior cover for the main electrical panel has loose or missing hinges, and should be serviced.

1.5. The exterior cover for the main electrical panel is rusted and should be evaluated and serviced by a licensed specialist.

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

1.7. The main conductor lines are underground, or contained in what is described as a lateral service entrance. This is characteristic of a modern electrical service but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service.

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

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

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

1.11. We could not determine the point at which the electrical panel is grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations.

Electrical Service Panels (continued)



The residence is served by a 200 amp main electrical panel, located at the right side of the property.



Various circuits are not labeled, which is recommended.

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 at the front exterior of the home.

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

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

2.8. The circuit breakers have no visible deficiencies.

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

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. The door is functional but has cosmetic damage you should view for yourself.

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

1.4. The double cylinder deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.

1.5. The lights are functional.

1.6. Walls/ceilings have cosmetic damage that you should view for yourself.

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

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

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



The double cylinder deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.



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

Interior Space (continued)

2. Living Room

Observations:

2.1. The living room is located upstairs.

2.2. A ceiling light does not respond, and should be serviced.

2.3. One or more of the window screens are missing, which you may wish to have replaced.

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

2.5. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

2.6. There are small moisture stains around the window that confirms moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

2.7. The windows sills are cosmetically damaged which you should view for yourself.

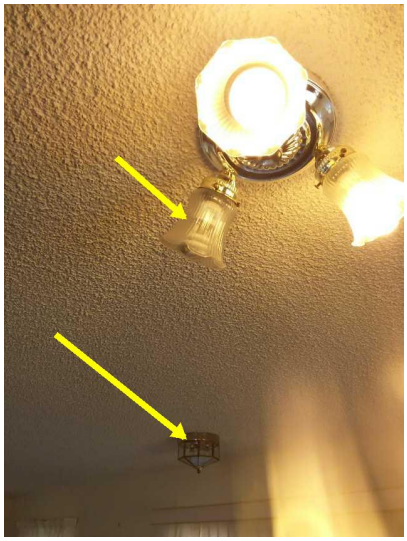
2.8. There is a moisture stain on the ceiling that should be explained or explored further.

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

2.10. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

2.11. The smoke detector responded to the test button, but should be checked periodically.

Interior Space (continued)



A ceiling light does not respond, and should be serviced.



A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.



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

Interior Space (continued)

3. Dining Room

Observations:

3.1. The Dining room is located adjacent to the main entry.

3.2. A ceiling light does not respond, and should be serviced.

3.3. One or more of the window screens are missing, which you may wish to have replaced.

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

3.5. A window will need service to work well such as sanding, shaving, trimming, or servicing the hardware.

3.6. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

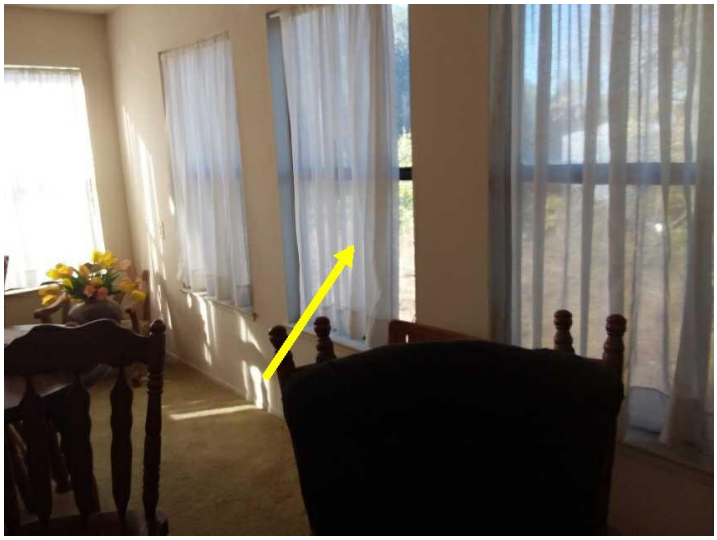
3.7. The windows sills are cosmetically damaged which you should view for yourself.

3.8. Walls/ceilings have cosmetic damage that you should view for yourself.

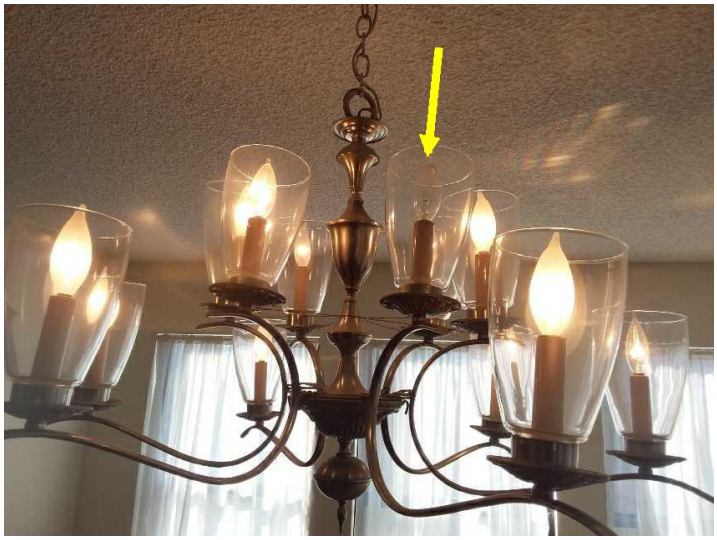
3.9. There has been a drywall/plaster repair that should be explained by the seller.

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

3.11. One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.



One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.



A ceiling light does not respond, and should be serviced.

Interior Space (continued)

4. Downstairs Hallway

Observations:

4.1. This hallway leads to the Master Bedroom.

4.2. The lights are functional.

4.3. Walls/ceilings have cosmetic damage that you should view for yourself.

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

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

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

4.7. The exterior doors are not weather sealed.

4.8. The double cylinder deadbolts on the exterior doors could prevent or impede an emergency exit, and should be replaced with a safer latch type.

4.9. The smoke detector did not respond, and should be serviced.



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



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

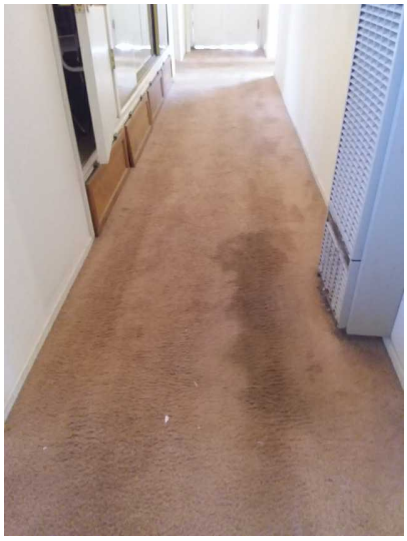
Interior Space (continued)



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



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

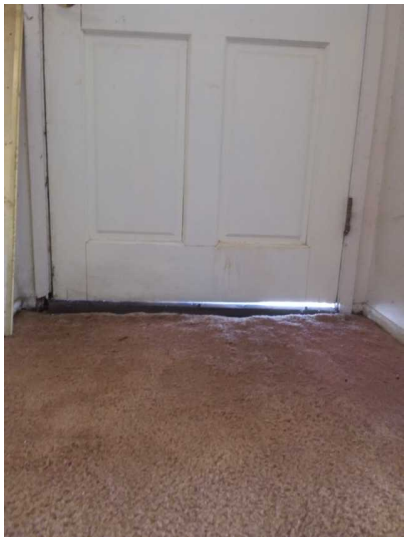


The floor is worn or cosmetically damaged, which you should view for yourself.



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

Interior Space (continued)



The exterior door is not weather sealed.



The double cylinder deadbolt on the exterior door could prevent or impede an emergency exit, and should be replaced with a safer latch type.



The double cylinder deadbolts on the exterior doors could prevent or impede an emergency exit, and should be replaced with a safer latch type.

5. Stairs

Observations:

5.1. We have evaluated the stairs and landing, and found them to be in acceptable condition.

5.2. The stairwell light switch should be serviced to include a switch at the top and bottom of the stairs.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located adjacent to the kitchen.

1.2. It would be prudent to add door stops at the doors to protect the walls that they open into.

1.3. A ceiling light in the bedroom does not respond, and should be serviced.

1.4. The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.

1.5. One or more of the window screens are missing, which you may wish to have replaced.

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

1.7. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

1.8. Walls/ceilings have cosmetic damage that you should view for yourself.

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

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

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

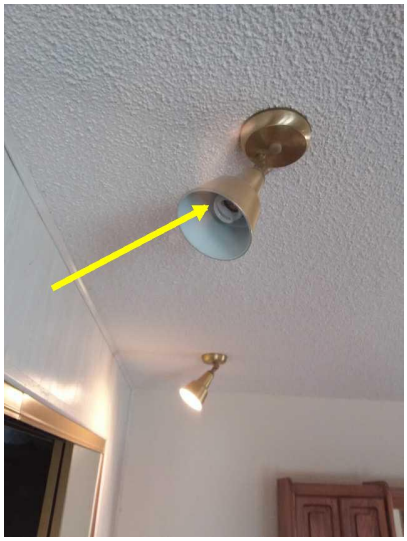
1.12. There is not a carbon monoxide alarm within the bedroom, which is required when there is a fireplace in the bedroom.

1.13. One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.

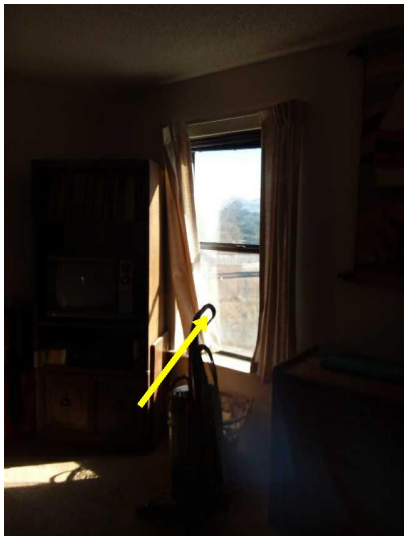
Bedrooms (continued)



The ceiling fan is functional but rocks at high speeds and should be serviced so the fan operates smoothly.



A ceiling light in the bedroom does not respond, and should be serviced.



One or more of the single-hung windows will need to be serviced to function properly. Single-hung windows are typically designed so that the lower panel opens. The hardware needs to be serviced as the window will not properly stay in place when opened.



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

Bedrooms (continued)



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

Kitchen

1. General Comments

Observations:

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

1.2. The kitchen includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance history and procedures.

1.3. The reverse osmosis did not respond and should be evaluated and serviced.

Kitchen (continued)

2. Cabinets

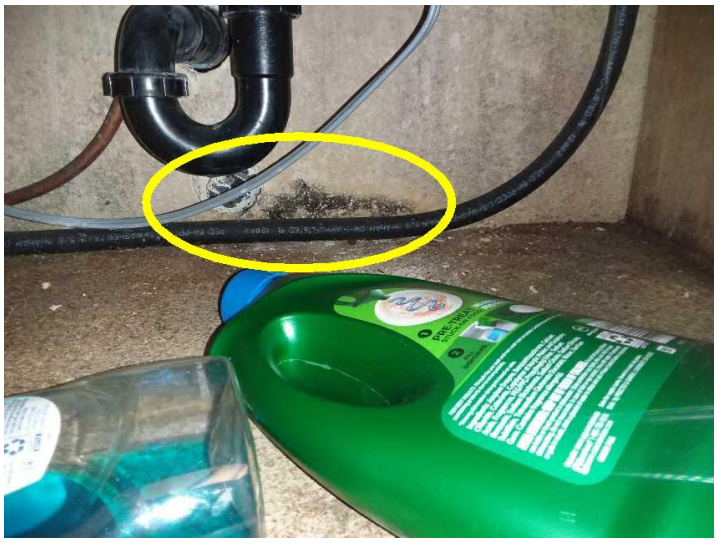
Observations:

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

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

2.3. The floor of the kitchen sink cabinet is damaged, and should be replaced.

2.4. There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a heath risk.



There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a heath risk.



There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a heath risk.

Kitchen (continued)



There is a mold-like substance in the sink cabinet that should be evaluated by a specialist. All molds flourish in a damp environment and many are commonplace, but some are toxic and pose a heath risk.

3. Countertop

Observations:

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

4. Electrical Components

Observations:

4.1. A ceiling light does not respond and should be serviced.

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.



A ceiling light does not respond and should be serviced.

Kitchen (continued)

5. Sink and Faucet

Observations:

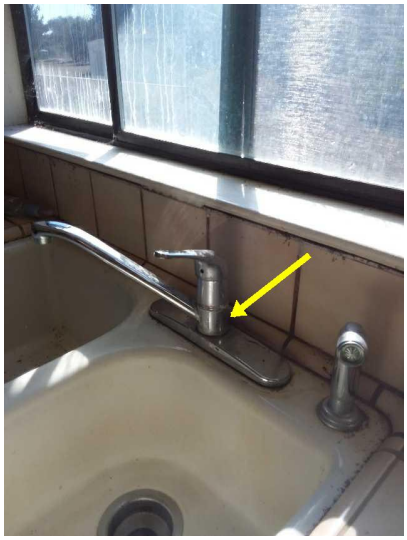
5.1. The sinks are functional.

5.2. The sinks have typical cosmetic damage that you may wish to view for yourself.

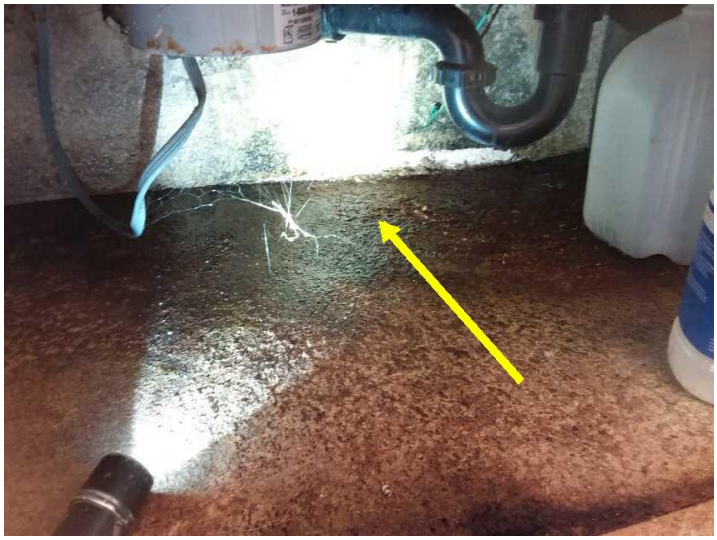
5.3. The faucet leaks around the stem while in use and should be serviced.

5.4. The valves and connector below the sinks are functional.

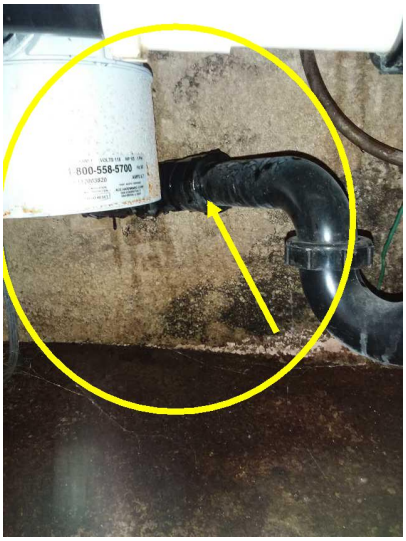
5.5. There is a leak at the drain trap below the window sink, which should be repaired.



The faucet leaks around the stem while in use and should be serviced.



There is a leak at the drain trap below the window sink, which should be repaired.



There is a leak at the drain trap below the window sink, which should be repaired.

Kitchen (continued)

6. Garbage Disposal Comments

Observations:

6.1. The dushwasher side sink garbage disposal is functional.

6.2. The window sink garbage disposal is frozen, and probably from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced.

6.3. The dishwasher side garbage disposals rubber curtain is deteriorated or missing, and is needed to prevent items from entering, and should be replaced.

7. Dishwasher Comments

Observations:

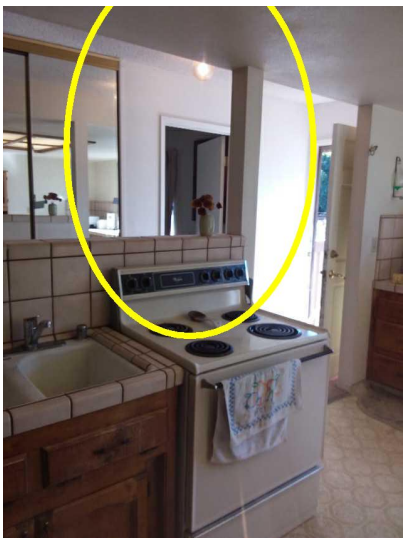
7.1. The dishwasher sid not function properly which should be evaluated and serviced by a licensed specialist.

8. Exhaust Fan

Observations:

8.1. The vent pipe on the exhaust fan is not smooth as it exits the exhaust fan unit. The vent pipe must be constructed with smooth inner walls to prevent a build-up of materials. Some jurisdictions require this installation, and we recommend that you inquire with the local building department to verify this installation.

8.2. There is no provision for an exhaust fan, which is required by current standards, and should be evaluated and serviced for optimal safety.



There is no provision for an exhaust fan, which is required by current standards, and should be evaluated and serviced for optimal safety.

Kitchen (continued)

9. Gas Range & Cook Top

Observations:

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

9.2. The gas cook top is functional.

9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

10. Electric Range & Cook Top

Observations:

10.1. The electric range is functional, but was neither calibrated nor tested for its performance.

10.2. Burner(s) on the range did not light and should be serviced.

10.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.



Burner(s) on the range did not light and should be serviced.

11. Walls/Ceilings/Windows & Doors

Observations:

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

11.2. A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

Kitchen (continued)



A window(s) may have a broken hermetic seal which you may wish to have replaced. This is evident from fogging, or condensation forming between the panes of glass that confirm that the seal has failed.

12. Flooring

Observations:

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

12.2. The laminate floors are lifting in a few areas which should be evaluated. The cause could be moisture from an outside source or improper installation.

Bathrooms

1. Master Bathroom Observations

Observations:

1.1. This bathroom is a full and is located adjacent to the master bedroom.

1.2. The cabinets have typical, cosmetic damage.

1.3. The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

1.4. The sink countertop is functional.

1.5. The bathroom sinks are functional.

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

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

1.8. The trap and drain are functional.

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

1.10. A ceiling light does not respond and should be serviced.

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

1.12. The toilet is functional.

1.13. The toilet is identified as being a low-flush type. 1.6gpf

1.14. The toilet does notvrefull properly which should be evaluated and serviced as needed by a licensed specialist.

1.15. The tub-shower is functional.

1.16. The shower diverter valve in the tub-shower does not fully engage and should be serviced

1.17. The stall shower is functional.

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

1.19. The shower door seal is missing or damaged, and should be serviced.

1.20. The shower door hardware needs to be serviced to work effectively.

1.21. The showerhead leaks and should be serviced/repaired, which may be as simple as tightening it.

Bathrooms (continued)

1.22. The showerhead does not deliver a high volume of water and should he serviced.

1.23. The tub is functional.

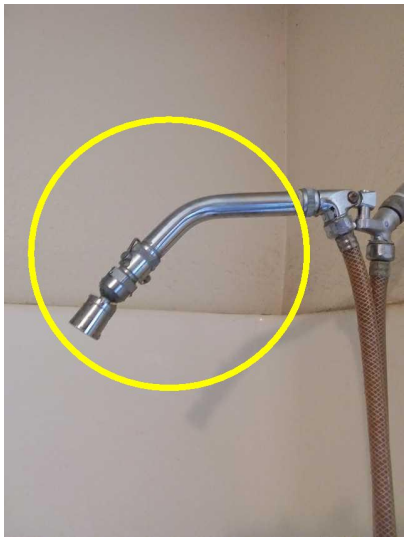
1.24. The walls have cosmetic damage that is commensurate with time and use, which you should view for yourself.

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

1.26. The vinyl floor is lifting and should be sealed.



A ceiling light does not respond and should be serviced.



The walls have cosmetic damage that is commensurate with time and use, which you should view for yourself.



The vinyl floor is lifting and should be sealed.

Bathrooms (continued)

2. Downstairs Hallway Bathroom

Observations:

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

2.2. The cabinets have typical, cosmetic damage.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

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

2.8. The lights are functional.

2.9. The exhaust fan is functional.

2.10. The toilet is functional.

2.11. The toilet is identified as being a low-flush type. 1.6gpf

2.12. The toilet seat is loose or otherwise damaged and should be serviced.

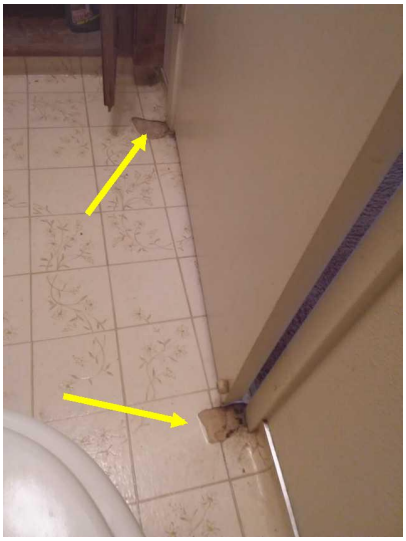
2.13. The tub-shower is functional.

2.14. The tub is functional.

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

2.16. The vinyl floor is lifting and should be sealed.

Bathrooms (continued)



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

Laundry

1. Laundry Room

Observations:

1.1. The laundry room is located adjacent to the downstairs hallway.

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

1.4. The gas line for the dryer is capped and would require a standard three-quarter inch shut-off valve

1.5. The outlets that were tested are functional.

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

1.7. The lights are functional.

1.8. The sink and countertop are functional.

1.9. The sink is old and worn but still serviceable.

1.10. The sink faucet is functional.

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

1.12. The trap and drain at the sink are functional.

1.13. One or more window screens is damaged, which you may wish to have repaired.

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

1.15. The laminate floors are lifting in a few areas which should be evaluated. The cause could be moisture from an outside source or improper installation.

1.16. The sink outlets are functional, but should be upgraded to have ground-fault protection.

Laundry (continued)



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



The sink outlets are functional, but should be upgraded to have ground-fault protection.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

1.1. The ducts are a fairly modern flexible type that are comprised of a clear inner liner and an outer plastic shell that contains fiberglass insulation. However, the outer shell has been found to be susceptible to ultra-violet contamination, which causes the outer shell to deteriorate and, therefore, should be monitored.

1.2. Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.

1.3. There is currently no conventional heat installed at this residence, which is required by current building standards. We recommend having this condition evaluated and serviced by a licensed specialist.

Heating & Air conditioning (continued)



Sections of outer shell of the flexible ducting has been damaged by ultra-violet contamination, which has caused the outer shell to deteriorate and, therefore should be evaluated by a licensed HVAC contractor with a view toward replacement.

2. Wall Furnace

Observations:

2.1. Heat is provided by a wall furnace located in the downstairs hallway. Such furnaces are among the oldest and least efficient of heating systems.

2.2. The pilot is off, which prevented it from being tested. It should be serviced and evaluated by the Gas Company or an HVAC contractor before the close of your inspection period.

2.3. The wall furnace may not be capable of adequately heating the residence, and should be evaluated. It should be capable of bringing the temperature to seventy degrees, measured at any point three feet above the baseboard.

2.4. The wall heater appears to be the original furnace. We were unable to fully view the heat exchanger due to its design without dismantling the cover and other components. Given its age, we recommend that it be evaluated by a licensed HVAC contractor, or the Gas Company.

2.5. The double-walled vent pipe should be one inch away from combustible materials, or it could create pyrophoric conditions and a fire-hazard, and should be serviced by an HVAC contractor.

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

2.7. The thermostat is functional.

2.8. The wall furnace is not functional and should be evaluated and serviced or demonstrated as functional.

2.9. There is rust within the furnace that should be evaluated and serviced as needed by a licensed specialist.

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 living room ceiling.

1.3. We evaluated the attic by direct access.

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

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

1.6. The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

1.7. Some paper-faced, batt, insulation in the attic has been installed upside down. This is of no serious consequence, but the paper-face is intended to be installed toward the heated area or inside of the residence.

Attics (continued)



Some paper-faced, batt, insulation in the attic has been installed upside down. This is of no serious consequence, but the paper-face is intended to be installed toward the heated area or inside of the residence.

Attics (continued)

2. Secondary 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 living room wall.

2.3. We evaluated the attic by direct access.

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

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

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

2.7. 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.

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

2.9. There are visible ABS drainpipe vents that are alleged to be defective. They include those manufactured between 1984 and 1990 under the trade names of Centaur, Gable, Phoenix, Polaris, and Apache. I can elaborate on this issue, but you should seek the opinion of a plumber who is familiar with these allegedly defective pipes.

2.10. The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

2.11. There is an open electrical junction box, which should be sealed so that any arching or sparking would be contained within the box.

Attics (continued)

2.12. Electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arching or sparking that could occur, a task that should be completed by a licensed electrician.

2.13. The vent pipe of the gas heater is too close 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.



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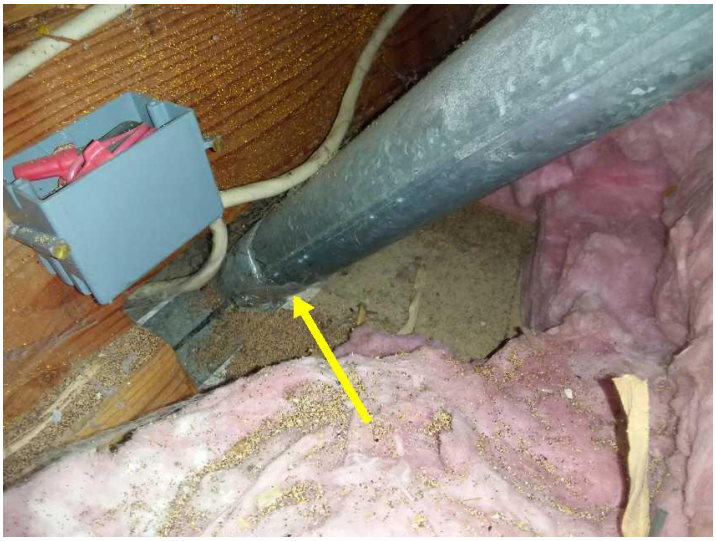


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Attics (continued)



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