

Cornerstone Inspection

Property Inspection Report



132 Quail Way, Avila Beach, CA 93424

Inspection prepared for: Irene Chadwick

Real Estate Agent: Mike Oliver - BHGRE Haven Properties

Date of Inspection: 9/24/2025 Time: 1:30 PM

Age of Home: 1981 Size: 1440

Inspector: Peter Ruiz

Weather: Clear

Order ID: 12747

CREIA #167160

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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 a brief summary of any critical concerns of the inspection, as they relate to health and safety, or if they may be costly to repair. An example could be exposed live electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenance or recommended upgrade items will be in BLUE. Informational comments will be in typical black lettering. It is important to read your entire report. For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the building has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those of who will be on this property, other items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety. Note: If there are no comments in **RED** below, we located no **CRITICAL** systems or safety concerns with this property at the time of inspection.

Exterior

Page 8 Item: 6	Electrical Components	<p>6.6. There is exposed romex present, which is a potential safety hazard. We recommend having it evaluated and serviced by a licensed electrician, possibly by installing the romex inside the wall cavity or into conduit.</p> <p>6.7. We have noted that an extension cord is being used for permanent wiring, which is not allowed in most jurisdictions.</p>
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Roofing

Page 19 Item: 2	Composition Shingle Observations	2.7. The skylight is cracked or broken, and should be evaluated by a qualified specialist.
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Plumbing Components

Page 26 Item: 6	Waste and Drain Systems	6.4. There is a drainpipe leak in the foundation area, below the kitchen, which should be repaired by a qualified tradesperson.
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Bedrooms

Page 32 Item: 1	Master Bedroom Observations	<p>1.4. There is no smoke alarm, and although one may not be mandated it is strongly recommended.</p> <p>1.5. One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hung windows are typically designed so that the lower panel opens and stays in an open position.</p>
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Page 32 Item: 2	Bedroom 2	2.5. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
Kitchen		
Page 34 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.
Bathrooms		
Page 35 Item: 1	Master Bathroom Observations	1.13. The toilet is loose, and should be secured, as this could be a safety hazard.
Heating & Air conditioning		
Page 39 Item: 1	Forced Air Furnace	<p>1.13. The furnace is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.</p> <p>1.14. The vent cap on the roof is rusted or deteriorated, and should be replaced before moisture intrusion contaminates the combustion chamber.</p>

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were present during the inspection.

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

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

1.4. 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 window sill area at a point where they can only be reached by an 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. 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 report on a mobile home within a managed park, we do not inspect or report on the condition of any components beyond the unit, such as grading and drainage, which we believe to be the responsibility of the park management association.

1.10. Over the life of a mobile home it will need to be re-leveled every 7 to 10 years. We do not evaluate the level of a mobile home, but do recommend that you have it evaluated by a licensed specialist in the near future, or ask the sellers when it was last re-leveled.

Site and Other Comments (continued)

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 alarms 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.

1.2. The landscaping includes precast 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 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 cement-fiber siding.

3.2. 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.

4. Hard Surfaces

Observations:

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

4.2. 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.

5. Wood Trim, Fascia and Eave

Observations:

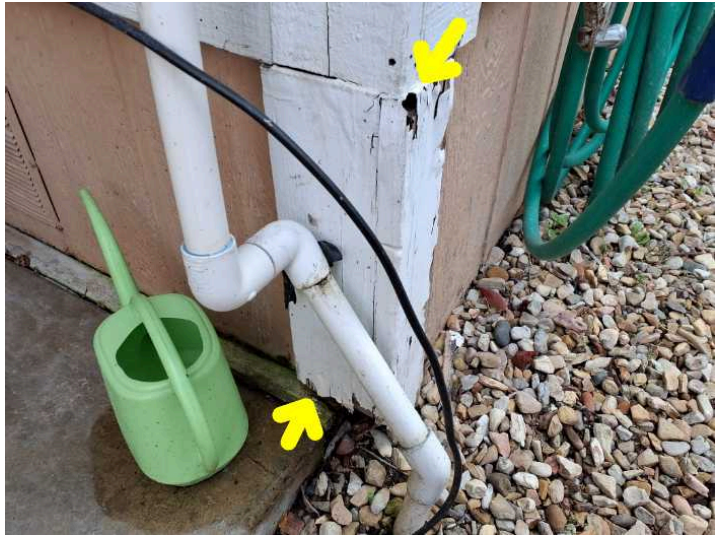
5.1. Sections of the fascia, trim and/or eaves need maintenance type service, such as sealing and painting.

5.2. There is damage to the wood trim, fascia, and/or eaves that should be evaluated by a pest inspector.

Exterior (continued)



There is damage to the wood trim, fascia, and/or eaves that should be evaluated by a pest inspector.



There is damage to the wood trim, fascia, and/or eaves that should be evaluated by a pest inspector.

6. Electrical Components

Observations:

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

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

6.3. 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.

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

6.5. 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.

6.6. There is exposed romex present, which is a potential safety hazard. We recommend having it evaluated and serviced by a licensed electrician, possibly by installing the romex inside the wall cavity or into conduit.

6.7. We have noted that an extension cord is being used for permanent wiring, which is not allowed in most jurisdictions.

Exterior (continued)



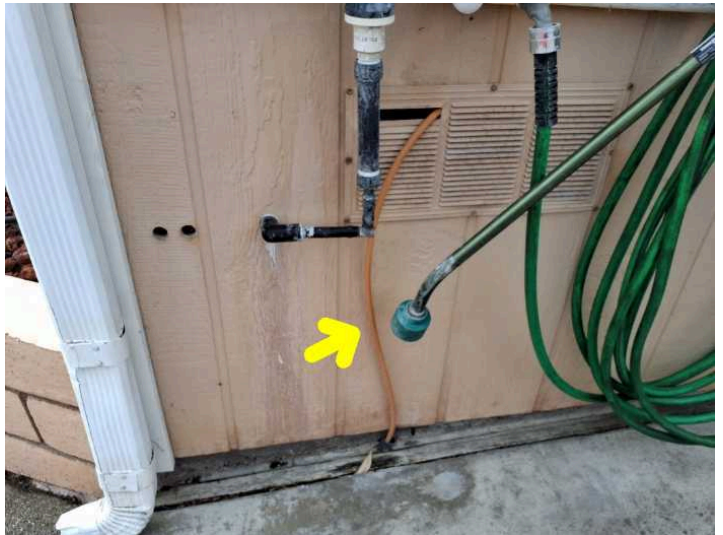
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We have noted that an extension cord is being used for permanent wiring, which is not allowed in most jurisdictions.

Exterior (continued)



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



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



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

7. Sliding Glass Doors and Screens

Observations:

- 7.1. The handle on the sliding glass door is loose or needs service to open and close smoothly.
- 7.2. The sliding screen door will need service to roll smoothly.

Exterior (continued)



The handle on the sliding glass door is loose or needs service to open and close smoothly.

8. Windows

Observations:

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

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

9. Stairs and Handrails

Observations:

9.1. 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.

9.2. One or more 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 and three-quarter 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.

9.3. There is damage to the wooden stairs that should be evaluated by a pest inspector.

9.4. The railroad tie, wooden post, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.

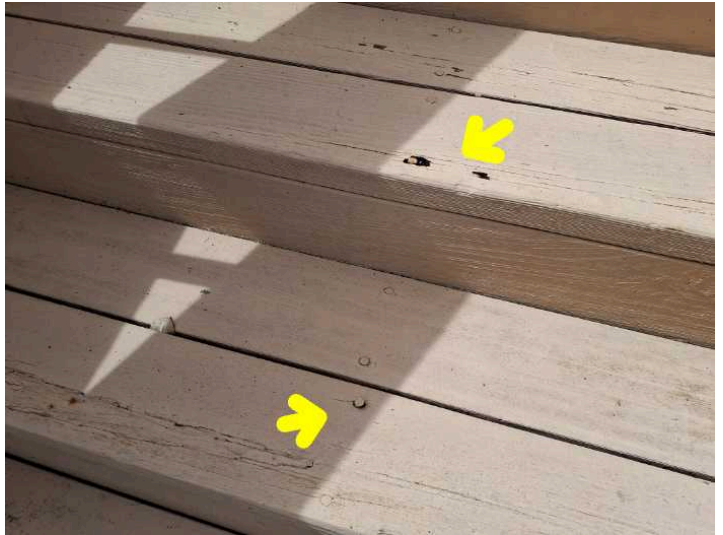
9.5. The handrail does not return, which is required at the top and bottom of the stairs by current building standards. This condition could allow a purse or clothing to initiate a fall.

9.6. Current building standards require handrails to be installed on steps which have 4 or more risers, which is particularly important if children or the elderly visit or occupy this property.

Exterior (continued)



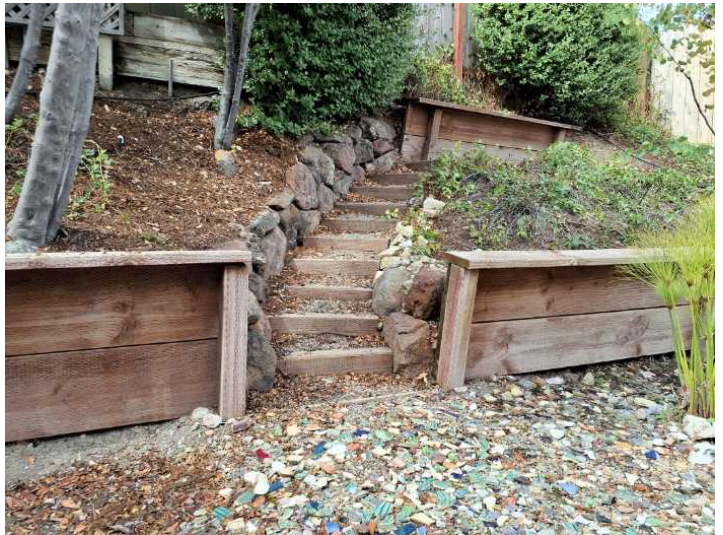
One or more steps have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven and three-quarter inches, and the run should be no less than eleven inches. Also, the dimensions of the largest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



There is damage to the wooden stairs that should be evaluated by a pest inspector.



The railroad tie, wooden post, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.



The railroad tie, wooden post, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.

Exterior (continued)



The handrail does not return, which is required at the top and bottom of the stairs by current building standards. This condition could allow a purse or clothing to initiate a fall.



Current building standards require handrails to be installed on steps which have 4 or more risers, which is particularly important if children or the elderly visit or occupy this property.

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

11. Yard and Retaining Walls

Observations:

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

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

11.3. The wooden planks terracing the slope have no structural value, and are intended to inhibit surface soil movement. They should be periodically monitored for damage and stability.

Exterior (continued)



The wooden planks terracing the slope have no structural value, and are intended to inhibit surface soil movement. They should be periodically monitored for damage and stability.

12. Landscaping

Observations:

12.1. 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.

12.2. There are tree limbs over growing the residence that should be trimmed or monitored to ensure that they do not impact or damage the roof or its components.



There are tree limbs over growing the residence that should be trimmed or monitored to ensure that they do not impact or damage the roof or its components.

13. Decks

Observations:

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

Exterior (continued)

14. Guardrails

Observations:

14.1. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. Where there are walk-offs less than 30 inches with no guardrail, appropriate precautions should be taken to safeguard children and the elderly.

14.2. There is damage to one or more guardrails that should be evaluated by a pest inspector.



There is damage to one or more guardrails that should be evaluated by a pest inspector.

15. Carport

Observations:

15.1. The carport has damage to one or more of its columns that should be evaluated by a pest inspector.



The carport has damage to one or more of its columns that should be evaluated by a pest inspector.

Exterior (continued)

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 $\frac{1}{4}$ inch 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 various locations around the exterior.

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

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

1.6. The rodent barrier has voids or openings that should be sealed. This could also imply that there have been some leaks or plumbing repairs done in the past. You may want to ask the seller regarding this issue.

Foundation Comments (continued)



The rodent barrier has voids or openings that should be sealed. This could also imply that there have been some leaks or plumbing repairs done in the past. You may want to ask the seller regarding this issue.

Roofing

1. Roof Gutters

Observations:

- 1.1. The gutters need to be cleaned to drain properly.
- 1.2. It would be prudent to have splash blocks installed at the bottom of the downspouts, to divert water away from the house and its foundation.
- 1.3. The gutters need to be serviced, such as reconnecting, sealing separated seams, cleaning, or making sure they are secure.
- 1.4. We observed standing water in some sections of the gutters, which implies that they may not be properly sloped and should be evaluated and serviced.
- 1.5. We recommend that you install gutter guards to restrict leaves and other debris from entering the gutter system, which could restrict proper drainage.

Roofing (continued)



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



We observed standing water in some sections of the gutters, which implies that they may not be properly sloped and should be evaluated and serviced.

Roofing (continued)

2. Composition Shingle Observations

Observations:

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

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

2.3. The roofing material has been improperly installed with exposed fasteners and should be monitored closely for leaks.

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

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

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

2.7. The skylight is cracked or broken, and should be evaluated by a qualified specialist.

Roofing (continued)



The roofing material has been improperly installed with exposed fasteners and should be monitored closely for leaks.



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



The skylight is cracked or broken, and should be evaluated by a qualified specialist.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

Plumbing Components (continued)



A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

2. Water Supply Comments

Observations:

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

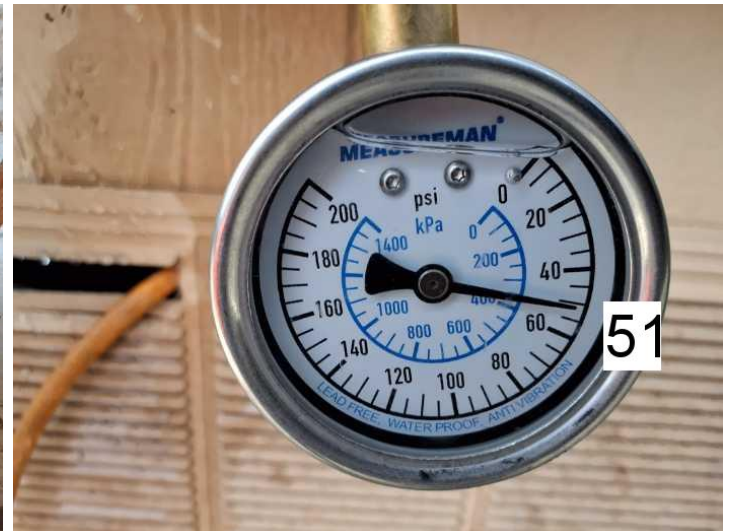
2.2. A functional pressure regulator is in place on the plumbing system.

2.3. The residence is served primarily by CPVC (Chlorinated PolyVinyl Chloride) potable water pipes that appear to be in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are inside walls, and we can only view the pipes as they exit the walls.

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



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



A functional pressure regulator is in place on the plumbing system.

Plumbing Components (continued)

3. Gas Service Information

Observations:

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

3.2. The gas main shut-off is located underground, on the left side exterior.

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

3.4. We were unable to determine which shut-off valve is for your unit. It should be identified and disclosed to you, in case there's need for an emergency shut-off of the gas.

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

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



We were unable to determine which shut-off valve is for your unit. It should be identified and disclosed to you, in case there's need for an emergency shut-off of the gas.



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

Plumbing Components (continued)

4. Irrigation and Hose Bibb Information

Observations:

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

4.2. A sprinkler valve, fitting, or pipe located at the right side is leaking and should be repaired by a qualified specialist.

4.3. 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.



A sprinkler valve, fitting, or pipe located at the right side is leaking and should be repaired by a qualified specialist.



A sprinkler valve, fitting, or pipe located at the right side is leaking and should be repaired by a qualified specialist.

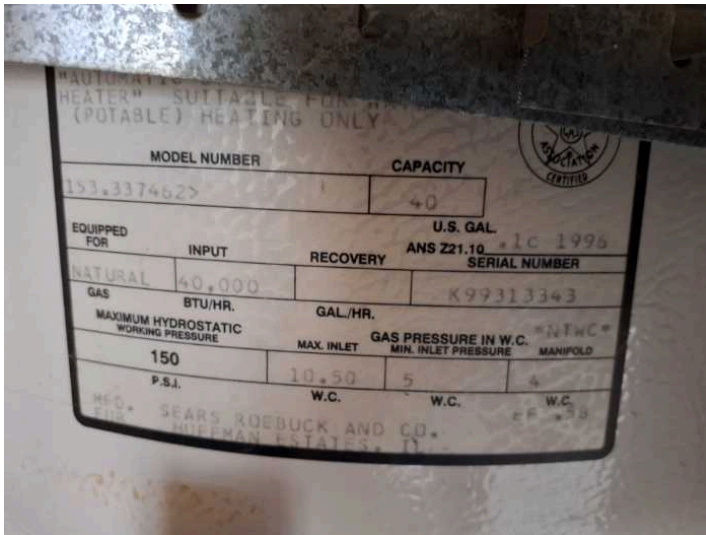
Plumbing Components (continued)

5. Gas Water Heater Comments

Observations:

- 5.1. Hot water is provided by a 40 gallon gas water heater that is located in an exterior closet.
- 5.2. The water heater is functional and there were no leaks at the time of our inspection.
- 5.3. The water heater is about 26 years old.
- 5.4. The water heater is beyond its warranty period.
- 5.5. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves, as they are commonly not used and are susceptible to damage due to the lack of use.
- 5.6. 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.
- 5.7. The gas control valve and its connector at the water heater are presumed to be functional.
- 5.8. 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.
- 5.9. The water heater is equipped with a mandated pressure & temperature relief valve.
- 5.10. The drain valve of the gas water heater is in place and presumed to be functional.
- 5.11. 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.
- 5.12. 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.
- 5.13. The water heater appears to have adequate combustion-air.
- 5.14. The water heater is seismically secured.
- 5.15. There is a dark staining on the closet wall that should be evaluated by a qualified specialist and cleaned as necessary.

Plumbing Components (continued)



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



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



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 a dark staining on the closet wall that should be evaluated by a qualified specialist and cleaned as necessary.

Plumbing Components (continued)

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 roter service, most of which are relatively inexpensive.

6.3. A clean-out is located at the right side.

6.4. There is a drainpipe leak in the foundation area, below the kitchen, which should be repaired by a qualified tradesperson.



A clean-out is located at the right side.



There is a drainpipe leak in the foundation area, below the kitchen, which should be repaired by a qualified tradesperson.

Plumbing Components (continued)



There is a drainpipe leak in the foundation area, below the kitchen, which should be repaired by a qualified tradesperson.

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 100 amp main electrical panel, located at the right side of the home or unit.

1.3. The main electric panel is under the jurisdiction of the park management and was not inspected.

Electrical Service Panels (continued)



The residence is served by a 100 amp main electrical panel, located at the right side 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 within the laundry room or area.
- 2.3. The exterior cover for the electrical sub panel is in acceptable condition.
- 2.4. The interior cover for the electrical sub panel is in acceptable condition.
- 2.5. The wiring in the sub panel has no visible deficiencies.
- 2.6. The residence is predominately wired with a three-wire non-metallic cable commonly known as Romex.
- 2.7. The circuit breakers have no visible deficiencies.
- 2.8. The grounding system in the sub panel is correct.

Electrical Service Panels (continued)



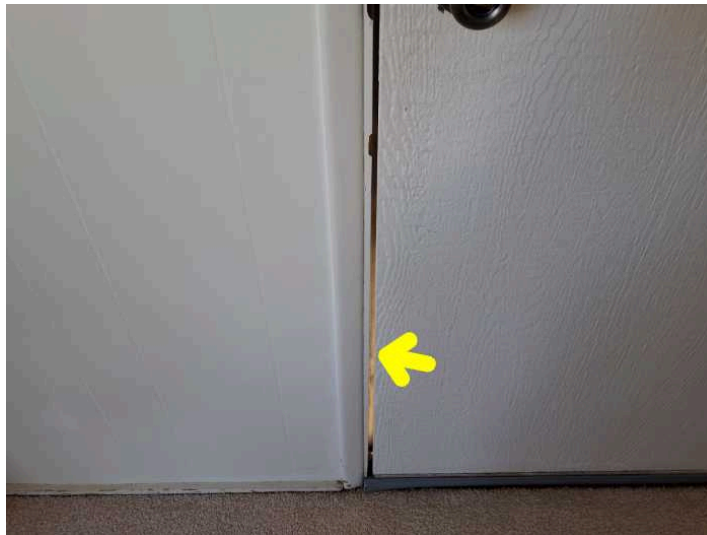
The sub panel is located within the laundry room or area.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional but not fully weather sealed and could be subject to moisture intrusion especially during wind driven rain.



The front door is functional but not fully weather sealed and could be subject to moisture intrusion especially during wind driven rain.

Interior Space (continued)

2. Living Room

Observations:

- 2.1. The living room is located adjacent to the main entry.
- 2.2. There is damage to a window sill that should be evaluated by a pest inspector.



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

3. Dining Room

Observations:

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

4. Family Room

Observations:

- 4.1. The family room is located adjacent to the kitchen.
- 4.2. There has been a drywall/plaster repair that should be explained by the seller.
- 4.3. There is a moisture stain on the ceiling that should be explained or explored further.
- 4.4. The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.
- 4.5. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.

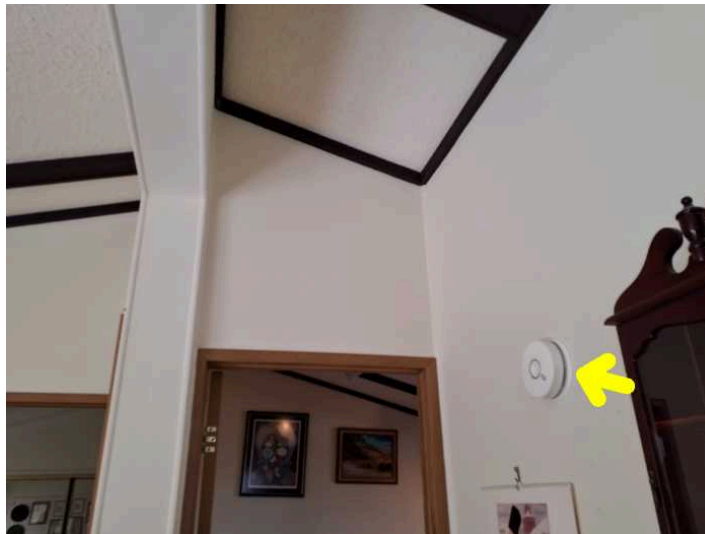
Interior Space (continued)



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



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



The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

Bedrooms

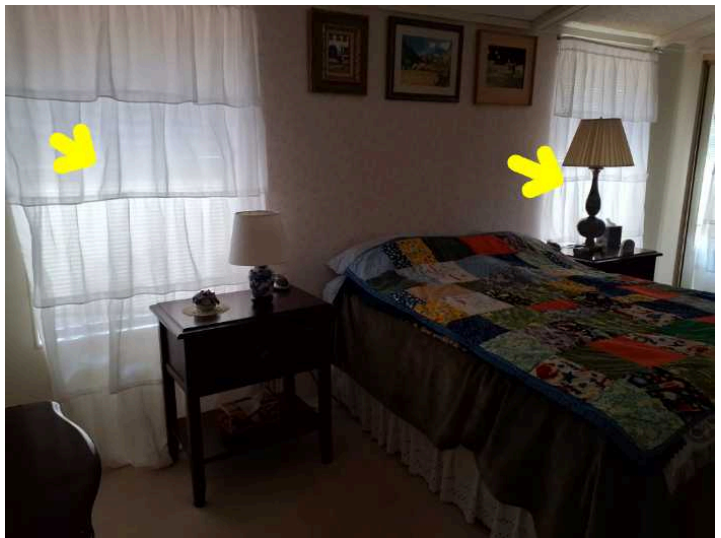
1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located adjacent to the family room to the left.
- 1.2. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 1.3. The closet light is missing its globe or cover, which should be installed to improve safety.
- 1.4. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
- 1.5. One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hung windows are typically designed so that the lower panel opens and stays in an open position.



The closet light is missing its globe or cover, which should be installed to improve safety.



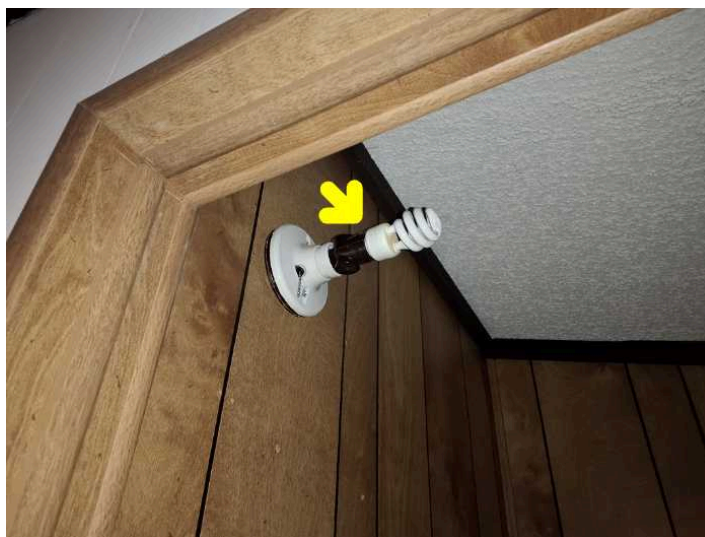
One or more of the single-hung windows will need to have its hardware serviced to properly stay in place when opened. Single-hung windows are typically designed so that the lower panel opens and stays in an open position.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located adjacent to the family room to the right.
- 2.2. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 2.3. The closet light is missing its globe or cover, which should be installed to improve safety.
- 2.4. It would be prudent to add a door stop at the closet door to protect the wall into which it opens.
- 2.5. There is no smoke alarm, and although one may not be mandated it is strongly recommended.

Bedrooms (continued)



The closet light is missing its globe or cover, which should be installed to improve safety.

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.

2. Cabinets

Observations:

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

3. Countertop

Observations:

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

Kitchen (continued)

4. Electrical Components

Observations:

4.1. The lights are functional.

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

5. Sink and Faucet

Observations:

5.1. The sink is functional.

5.2. The sink faucet is functional.

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

5.4. The trap and drain are functional.

6. Garbage Disposal Comments

Observations:

6.1. The garbage disposal is functional.

7. Dishwasher Comments

Observations:

7.1. The dishwasher is functional.

8. Exhaust Fan

Observations:

8.1. The exhaust fan or downdraft is functional.

9. Gas Range & Cook Top

Observations:

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

10. Built-in Ovens

Observations:

10.1. The gas oven is functional, but was neither calibrated nor tested for its performance.

Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. The master bathroom is a full and is located adjacent to the master bedroom.
- 1.2. The cabinets 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 sinks are functional.
- 1.5. The sink faucets and their components are functional.
- 1.6. The trap and drain are functional.
- 1.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the electrical sub panel.
- 1.8. The lights are functional.
- 1.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.
- 1.10. 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.
- 1.11. The tub-shower is functional and the showerhead is 1.75 gpm.
- 1.12. It would be prudent to add a door stop at the door to protect the wall into which it opens.
- 1.13. The toilet is loose, and should be secured, as this could be a safety hazard.



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

Bathrooms (continued)

2. 1st Guest Bathroom

Observations:

2.1. The 1st guest bathroom is a three-quarter and is located adjacent to the laundry room and bedroom 2.

2.2. The cabinets are in acceptable condition.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

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

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 functional.

2.11. 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.

2.12. The shower is functional and the showerhead is 2.0 gpm.

2.13. 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.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the family room.
- 1.2. Some of the components behind the washer/ dryer were obstructed from view and were not inspected.
- 1.3. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.
- 1.4. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.
- 1.5. The 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.
- 1.9. The lights are functional.
- 1.10. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.
- 1.11. The cabinets are functional, and do not have any significant damage.
- 1.12. It would be prudent to adjust or replace the door stops at the doors to protect the walls into which they open.
- 1.13. There is a moisture stain on the ceiling that should be explained or explored further.

Laundry (continued)



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

Heating & Air conditioning

1. Forced Air Furnace

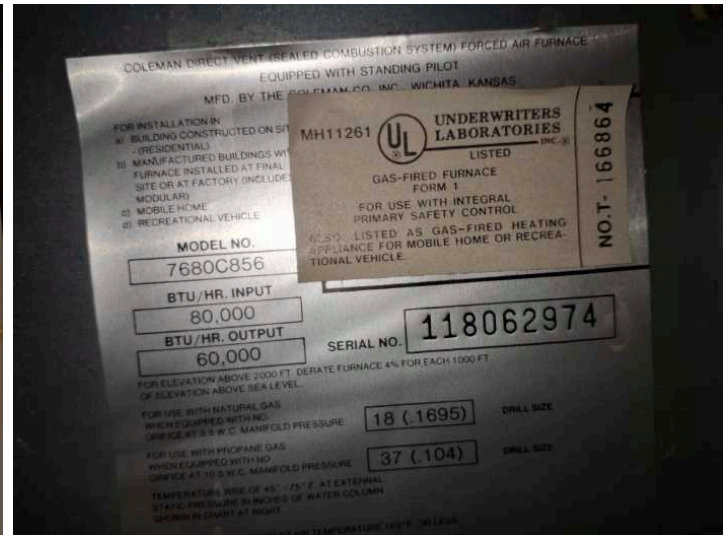
Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in an exterior closet.
- 1.2. Serial Number 1180062974 - Manufactured 1980
- 1.3. 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.
- 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 an 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. The registers are reasonably clean and functional.
- 1.12. Because the registers are mounted on the floor and the home is furnished, we may not have located all of them.
- 1.13. The furnace is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.
- 1.14. The vent cap on the roof is rusted or deteriorated, and should be replaced before moisture intrusion contaminates the combustion chamber.

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 an HVAC contractor prior to the close of the inspection period.



Serial Number 1180062974 - Manufactured 1980



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.



The vent cap on the roof is rusted or deteriorated, and should be replaced before moisture intrusion contaminates the combustion chamber.