Cornerstone Inspection

Property Inspection Report

249 Country Club Dr, San Luis Obispo, CA 93405

Inspection prepared for: Dave Vizithum

Real Estate Agent: Erik O'Sullivan - ReMax Success

Date of Inspection: 9/4/2025 Time: 9:00 AM

Age of Home: 1980 Size: 1504

Inspector: Peter Ruiz

Weather: Overcast

Order ID: 12621

CREIA #167160

P.O. Box 1511, Pismo Beach, 93449

Phone: 805-704-3147

Email: peter@cornerstonecentralcoast.com

CORNERSTONE INSPECTION

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INTRODUCTION

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

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

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

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

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

REPORT SUMMARY

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

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

Exterior		
Page 11 Item: 6	Electrical Components	6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this important safety feature. 6.5. An electrical connection has been incorrectly made outside of a junction box, which should be evaluated by a qualified tradesperson and serviced as necessary. 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.
Page 13 Item: 9	Stairs and Handrails	9.5. One or more handrails are not secure and should be serviced for optimal safety. 9.6. The handrail does not fully extend to the bottom of the rear stairs, which should be serviced for optimal safety.
Page 18 Item: 14	Guardrails	14.3. One or more guardrails are not secure, and should be serviced by a qualified specialist.
Plumbing Components		
Page 25 Item: 1	Water Supply Comments	1.4. The pressure inside the residence exceeds 80 PSI, which is too strong and will stress components of the system. We recommend a regulator should be installed by a licensed plumbing contractor. Most regulators come factory preset at 60 PSI.

Page 29 Item: 4	Gas Water Heater Comments	4.15. The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away. 4.16. The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.
Kitchen		
Page 38 Item: 3	Electrical Components	3.2. 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.
Heating & Air conditioning		
Page 44 Item: 1	Forced Air Furnace	1.13. 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.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were not present during the inspection.

1.2. The property was vacant during our inspection.

1.3. 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.

1.4. 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.

1.5. 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.

1.6. 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.

1.7. 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 may be challenging for the layperson to effectively communicate. Therefore, to avoid any misunderstandings or miscommunications, we strongly encourage anyone utilizing this report to read the entire report, not just the summary, and to consult with us directly regarding any questions or concerns. In addition, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others.

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

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

1.11. 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.

Site and Other Comments (continued)

1.12. 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.

2. Environmental Comments

Observations:

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

2.2. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons 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, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

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.

2.4. The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should verify that the drains are functional. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a plumbing service.

2.5. There is an accumulation of silt and debris in some of the catch basins/area drains, that should be removed. If the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

Exterior (continued)

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3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with cement-fiber siding.

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

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

3.4. Portions of the siding have dry rot or are moisture damaged, and should be evaluated by a pest inspector.

Exterior (continued)

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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 one or more offsets in the driveway that could prove to be trip-hazards.

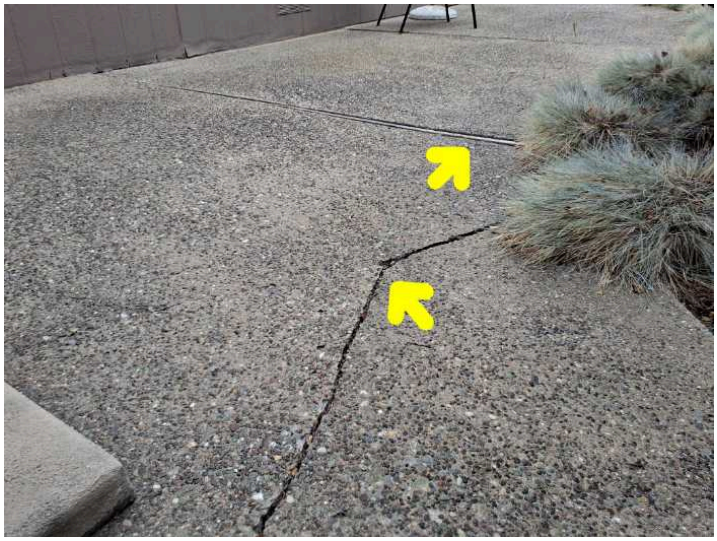
4.3. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. There could be many causes for the cracks, such as by the lack of expansion joints, or a tree that is too close to the concrete decking.

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

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

Exterior (continued)

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



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

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5. Wood Trim, Facia and Eave

Observations:

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

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

Exterior (continued)

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6. Electrical Components

Observations:

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

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

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

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

6.5. An electrical connection has been incorrectly made outside of a junction box, which should be evaluated by a qualified tradesperson and serviced as necessary.

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.

Exterior (continued)

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

An electrical connection has been incorrectly made outside of a junction box, which should be evaluated by a qualified tradesperson and serviced as necessary.

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.

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

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

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 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.

9.5. One or more handrails are not secure and should be serviced for optimal safety.

9.6. The handrail does not fully extend to the bottom of the rear stairs, which should be serviced for optimal safety.

Exterior (continued)

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Exterior (continued)

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One or more handrails are not secure and should be serviced for optimal safety.

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.

Exterior (continued)

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. One or more yard wall caps are loose or missing and should be serviced.

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

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

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.

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

Exterior (continued)

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.

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

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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, and 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.

14.3. One or more guardrails are not secure, and should be serviced by a qualified specialist.

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Exterior (continued)

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15. Carport

Observations:

15.1. The carport is in acceptable condition.

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 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 the right side exterior.

1.4. Some of the metal piers have threads that have more than 2 inches of exposed thread and should be serviced by a licensed specialist familiar with Mobile Home support systems.

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

1.6. 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.

1.7. The ventilation in the foundation crawlspace appears to be standard and adequate.

1.8. 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)

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Roofing

1. Roof Gutters

Observations:

1.1. The roof gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

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

1.3. 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.

1.4. We have noted that the downspouts enter into underground drains, but we cannot confirm their termination points. It should be verified that they are clear, and the termination points be verified.

Roofing (continued)

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

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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 commonest 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 besides 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. This 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 that 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 field shingles are loosing granules, or in the primary stages of decomposition, which means that the roof will be more susceptible to leakage and must be monitored, but you may wish to have a specialist evaluate it.

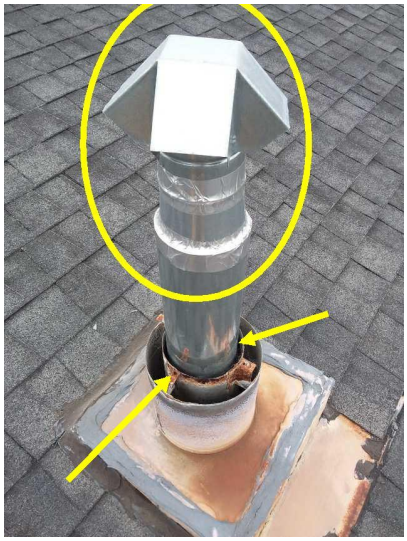
2.4. We observed repairs done to the roof that should be explained by the sellers as to why these repairs were needed.

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

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

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

Roofing (continued)



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

Plumbing Components

1. Water Supply Comments

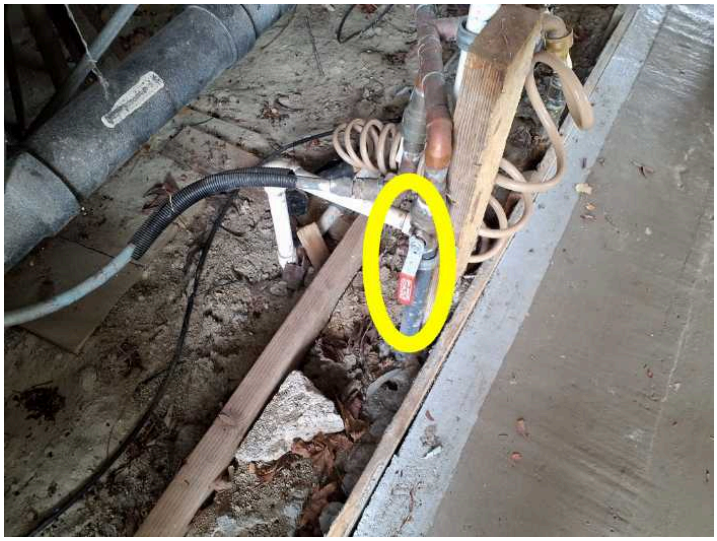
Observations:

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

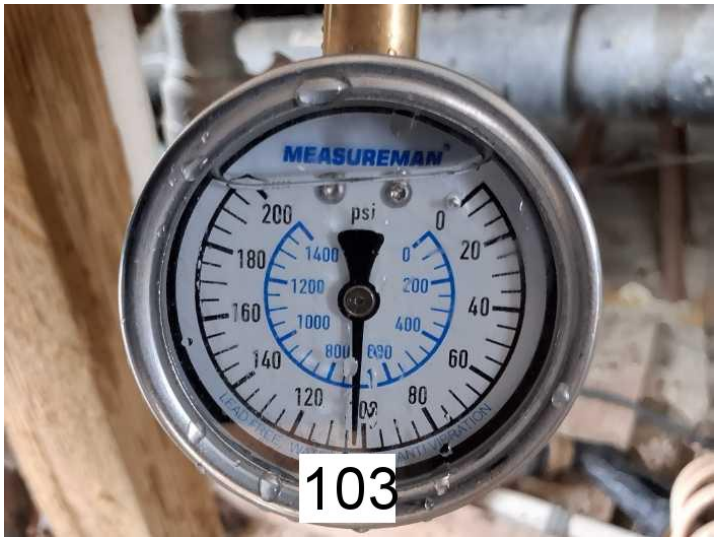
1.2. The residence is served primarily by CPVC (Chlorinated PolyVinyl Chloride) potable water pipes that appear to be in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are inside walls, and we can only view the pipes as they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

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

1.4. The pressure inside the residence exceeds 80 PSI, which is too strong and will stress components of the system. We recommend a regulator should be installed by a licensed plumbing contractor. Most regulators come factory preset at 60 PSI.



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



The pressure inside the residence exceeds 80 PSI, which is too strong and will stress components of the system. We recommend a regulator should be installed by a licensed plumbing contractor. Most regulators come factory preset at 60 PSI.

Plumbing Components (continued)

2. Gas Service Information

Observations:

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

2.2. The gas main shut-off is located underneath the sidewalk, on the right side of the carport.

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

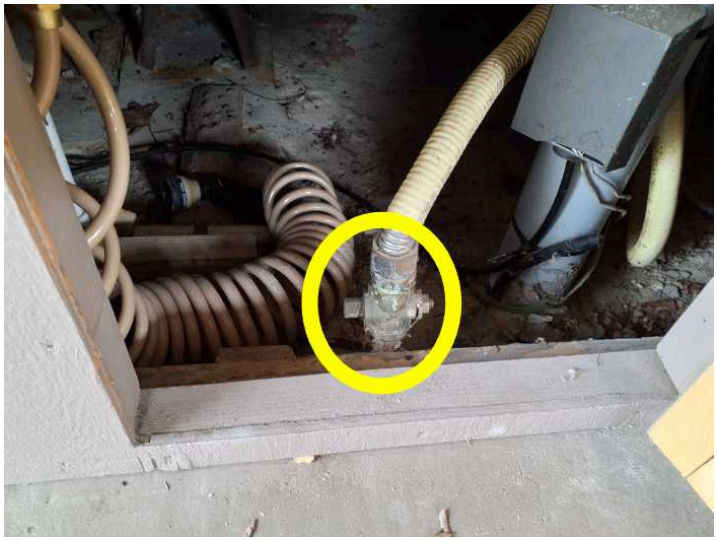
2.4. We were unable to determine which shut-off valve is for your unit. It should be identified and disclosed to you, in case there's need for an emergency shut-off of the gas.

2.5. 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.

2.6. One or more of the gas pipes on the exterior are rusted and should be painted to prevent further corrosion.

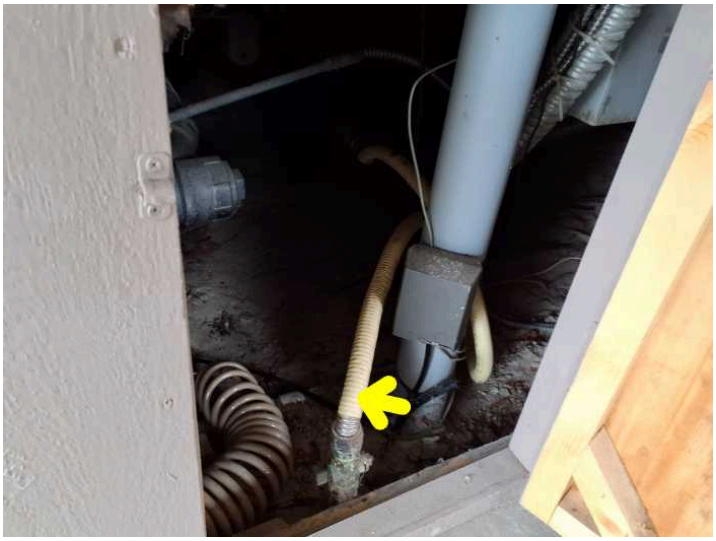
2.7. Corrugated Stainless Steel Tubing (CSST) is included for gas supply piping. Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturers' installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor (Section 7196.2 to the Business and Professions code, SB 998). We recommend a qualified licensed electrical contractor certify proper bonding and grounding per the manufacturer and California State standards.

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)



Corrugated Stainless Steel Tubing (CSST) is included for gas supply piping. Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturers' installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor (Section 7196.2 to the Business and Professions code, SB 998). We recommend a qualified licensed electrical contractor certify proper bonding and grounding per the manufacturer and California State standards.

3. Irrigation and Hose Bibb Information

Observations:

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

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

3.3. A hose bib at the right side has a missing or broken handle, which should be serviced by a qualified plumbing contractor.

3.4. We have observed exposed PVC pipes on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.

Plumbing Components (continued)

A hose bib at the right side has a missing or broken handle, which should be serviced by a qualified plumbing contractor.

We have observed exposed PVC pipes on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.

Plumbing Components (continued)

4. Gas Water Heater Comments

Observations:

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

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

4.3. The water heater is about 1 years old.

4.4. There is no visible water shut off valve, which is not required on mobile homes, but recommended.

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

4.6. There is no drip leg which is required by today's standards.

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

4.8. The vent pipe termination cap is not an approved type. A qualified Plumber or HVAC Contractor should evaluate and service as required.

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

4.10. The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not have a visible drainpipe to the exterior. Therefore, the water heater should be monitored periodically for sign of a leak.

4.11. There may not be adequate combustion air vents to support proper combustion. We recommend that a licensed plumbing contractor evaluate and make any required corrections.

4.12. The water heater is seismically secured.

4.13. The floor of the water heater closet is damaged but serviceable.

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

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

4.16. The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

Plumbing Components (continued)

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

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

The pressure relief valve on the water heater does not have a discharge pipe. One should be installed to terminate no more than 24 inches above grade and no closer than 6 inches to it and be directed down towards the ground.

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

Plumbing Components (continued)

The vent pipe termination cap is not an approved type. A qualified Plumber or HVAC Contractor should evaluate and service as required.

5. Waste and Drain Systems

Observations:

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

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

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

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

Plumbing Components (continued)

A clean-out is located at the right side.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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

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

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

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

1.6. The 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 our service.

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

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

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

1.10. The main electrical panel is double-grounded to a driven rod and to a water pipe.

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

Electrical Service Panels (continued)

2. Sub Panel Observations

Observations:

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

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

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

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

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.

The sub panel is located adjacent to the main panel.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. The lights are functional.

2. Living Room

Observations:

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

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

2.3. 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.

3. Dining Room

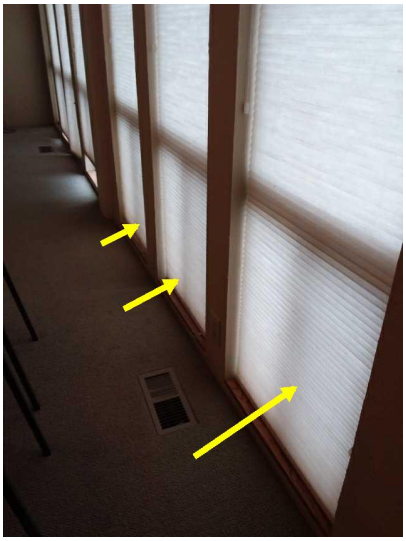
Observations:

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

3.2. The lights are functional.

3.3. There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

Interior Space (continued)



There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

4. Family Room

Observations:

4.1. The Family room is located adjacent to the dining room.

4.2. There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

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

There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

Interior Space (continued)

5. Office

Observations:

5.1. The Office is located adjacent to the living room.

5.2. The lights are functional.

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

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

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

6. Main Hallway

Observations:

6.1. This hallway leads to the bedrooms.

6.2. We have evaluated the hallway, and found it to be in acceptable condition.

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

6.4. The carbon monoxide detector is functional, but should be checked periodically.

6.5. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located at the end of the hallway.

1.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

1.3. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

2. Bedroom 2

Observations:

2.1. This bedroom is located at the 2nd bedroom door on the left going down the hallway.

2.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

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

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. Countertop

Observations:

2.1. The counter top is functional.

3. Electrical Components

Observations:

3.1. The lights are functional.

3.2. 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.

Kitchen (continued)

4. Sink and Faucet

Observations:

4.1. The sink is functional.

4.2. The sink faucet is functional.

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

4.4. The trap and drain are functional.

5. Garbage Disposal Comments

Observations:

5.1. The garbage disposal is functional.

6. Dishwasher Comments

Observations:

6.1. The dishwasher is functional.

7. Exhaust Fan

Observations:

7.1. The exhaust fan or downdraft is functional.

8. Gas Range & Cook Top

Observations:

8.1. The gas cook top is functional.

9. Built-in Ovens

Observations:

9.1. The built in oven is functional, but was neither calibrated nor tested for its performance.

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 are in acceptable condition.

1.3. The sink countertop is functional.

1.4. The bathroom sinks are functional.

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

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 functional.

1.11. The toilet is identified as being a low flush type. 1.28gpf

1.12. The stall shower is functional.

1.13. 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.

1.14. The tub is functional.

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

1.16. There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.

Bathrooms (continued)

There are cracks in the tiles, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.

Bathrooms (continued)

2. Hallway Bathroom

Observations:

2.1. The hallway bathroom is a three-quarter and is located adjacent to the hallway.

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 wall light does not respond and should be serviced.

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

2.10. The toilet is functional.

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

2.12. The stall shower is functional.

2.13. 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.

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

Bathrooms (continued)

The wall light does not respond and should be serviced.

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

Laundry

1. Laundry Area

Observations:

1.1. The laundry area is located within the office.

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. 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.

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

1.5. The outlets that were tested are functional.

1.6. A 220 volt receptacle for the dryer is not in use and was not tested.

1.7. The cabinets are functional, and do not have any significant damage.

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

1.3. The vent pipe could not be viewed.

1.4. The vent cap on the roof may not be an approved type and should be evaluated and serviced as needed.

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

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

1.7. The return-air compartment is in acceptable condition.

1.8. The circulating fan is clean and functional.

1.9. The thermostat is functional.

1.10. 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.

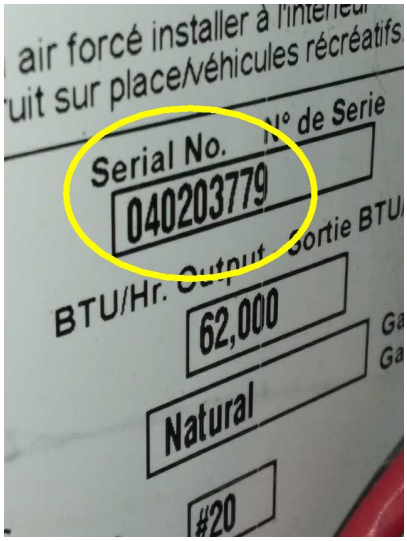
1.11. The flexible ducts in the crawlspace are in contact with the soil and should be a minimum of 4" off the ground. The plastic covering will deteriorate when in contact with the soil.

1.12. The registers are reasonably clean and functional.

1.13. 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.

Heating & Air conditioning (continued)

Central heat is provided by a forced-air furnace that is located in an exterior closet.



Serial number 040203779 - manufactured 2004

The vent cap on the roof may not be an approved type and should be evaluated and serviced as needed.

The flexible ducts in the crawlspace are in contact with the soil and should be a minimum of 4" off the ground. The plastic covering will deteriorate when in contact with the soil.

Heating & Air conditioning (continued)

2. Air Conditioning

Observations:

2.1. Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located on the exterior.

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

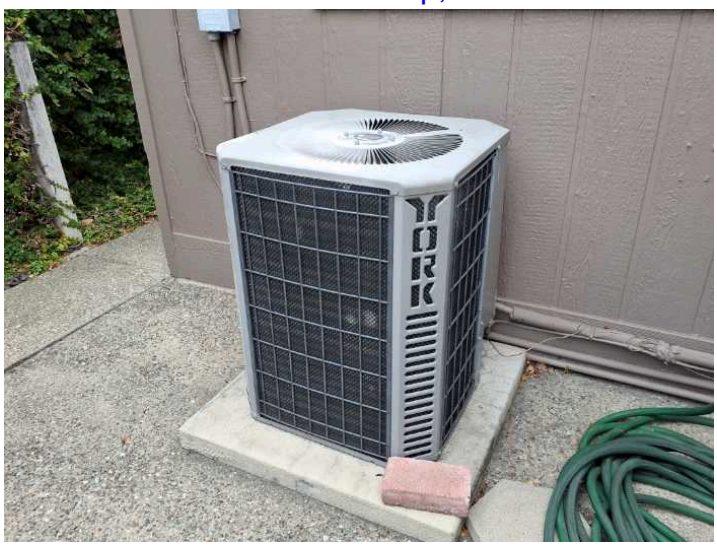
2.3. The condensing coil responded to the thermostat and is functional.

2.4. The condensing coil is not strapped to the base, as current standards require.

2.5. The evaporator coil is functional.

2.6. The air conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out of 15-18 degrees or more.

2.7. Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.



Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located on the exterior.

Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.