

Cornerstone Inspection

Property Inspection Report



1556 Gulf St, San Luis Obispo, CA 93405

Inspection prepared for: Linda Lang

Real Estate Agent: Melissa Mertogul - Real Estate eBroker

Date of Inspection: 10/7/2025 Time: 1:00 PM

Age of Home: 1963 Size: 1218

Inspector: Greg Hines

Order ID: 12805

CREIA #166634

P.O. Box 1511, Pismo Beach, CA 93449

Email: greg@cornerstonecentralcoast.com



Table Of Contents

Report Summary	2-3
Site and Other Comments	4-5
Exterior	6-14
Foundation Comments	15
Roofing	16-18
Fireplace	19-20
Plumbing Components	21-25
Electrical Service Panels	26-27
Interior Space	28
Bedrooms	29-30
Kitchen	31-32
Bathrooms	33-35
Laundry	36-37
Heating & Air conditioning	38
Attics	39-43
Garages	44-46

Report Summary

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

On this page you will find, in **RED**, a brief summary of any critical concerns of the inspection, as they relate to Health & Safety, or could be costly to repair. Examples would be bare 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. Be sure to read your entire report.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the home has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** systems or safety concerns with this property at the time of inspection.

Exterior

Page 11 Item: 7	Sliding Glass Doors and Screens	7.2. The lock on the living room sliding glass door is missing or broken and should be repaired.
-----------------	---------------------------------	--

Plumbing Components

Page 21 Item: 1	Water Supply Comments	1.5. The main water valve is leaking or dripping and should be repaired. 1.6. The pressure inside the residence exceeds 80psi, which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60psi.
Page 24 Item: 4	Gas Water Heater Comments	4.12. The vent draft hood is not drafting properly and is spilling combusted gases into the garage. We recommend that a licensed plumbing contractor evaluate and service this issue. 4.13. 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.

Electrical Service Panels

Page 27 Item: 1	Main Electrical Panel	1.11. There are voids or open knockouts in the cover of the main electrical panel that should be covered.
-----------------	-----------------------	---

Bedrooms

Page 30 Item: 1	Master Bedroom Observations	1.6. There are outlet or switch covers that are missing and should be replaced.
Page 31 Item: 3	Bedroom 3	3.4. There are outlet or switch covers that are missing and should be replaced.

Kitchen

Page 32 Item: 4	Electrical Components	4.3. One or more outlet covers is missing or broken and should be serviced.
-----------------	-----------------------	---

Heating & Air conditioning

Page 38 Item: 1	Forced Air Furnace	1.14. 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.
-----------------	--------------------	---

Attics

Page 41 Item: 1	Attic	1.16. There is no functional light in the attic and one is required as there is a furnace present. 1.17. There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.
-----------------	-------	--

Garages

Page 45 Item: 1	Double-Car Garage	1.10. The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self close and latch in order to provide a firewall separation between the garage and the residence. 1.11. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
-----------------	-------------------	--

Site and Other Comments

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, 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, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

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 may only illustrate an example of the issue being reported. More issues or defects may exist that will be discovered by a specialist retained to evaluate the specific issue.

Locations of various components identified within the report such as "left" or "right" side, "front" or "rear" of the property are described from the perspective of facing the front door. Please use the photo, if one, 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.

Site and Other Comments (continued)

1. Site and General Information

Observations:

1.1. The buyers/clients were not present during the inspection.

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

1.3. The property was vacant during our inspection.

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

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

2. Environmental Comments

Observations:

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

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

2.3. 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, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.

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

Exterior (continued)

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could 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 are areas at the rear where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling.

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

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

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

2.7. There are planter beds that will trap water against the walls of the residence which can never be sensibly approved. This condition may allow the possibility of moisture intrusion into the residence. If they are to remain, they should be retrofitted to have several one-inch weep holes at their base. It would be prudent to periodically monitor the adjacent interior walls.

2.8. 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 roofer service.

Exterior (continued)

2.9. There are missing or broken area drain covers. This could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

2.10. There are area drains in planter beds or yards that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.



There are planter beds that will trap water against the walls of the residence which can never be sensibly approved. This condition may allow the possibility of moisture intrusion into the residence. If they are to remain, they should be retrofitted to have several one-inch weep holes at their base. It would be prudent to periodically monitor the adjacent interior walls.

There are missing or broken area drain covers. This could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.



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

Exterior (continued)

3. Exterior Wall Cladding

Observations:

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

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

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

3.4. There are typical cracks in the stucco, which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have this confirmed by a specialist.

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

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



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

Exterior (continued)

4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. The walkways are in acceptable condition.
- 4.5. The patio surface is in acceptable condition.
- 4.6. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.
- 4.7. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.



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

The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

5. Wood Trim, Facia and Eave

Observations:

- 5.1. Sections of the fascia, trim and eave need maintenance type service such as sealing and painting.
- 5.2. There is damage to the wood trim that should be evaluated by a termite inspector.

Exterior (continued)



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



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



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

6. Electrical Components

Observations:

- 6.1. The outlets are functional and include ground-fault protection.
- 6.2. The lights outside the doors of the residence are functional.

7. Sliding Glass Doors and Screens

Observations:

- 7.1. The sliding glass door is tempered and in acceptable condition.
- 7.2. The lock on the living room sliding glass door is missing or broken and should be repaired.

Exterior (continued)

8. Windows

Observations:

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

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

8.3. 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. Fences and Gates

Observations:

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

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

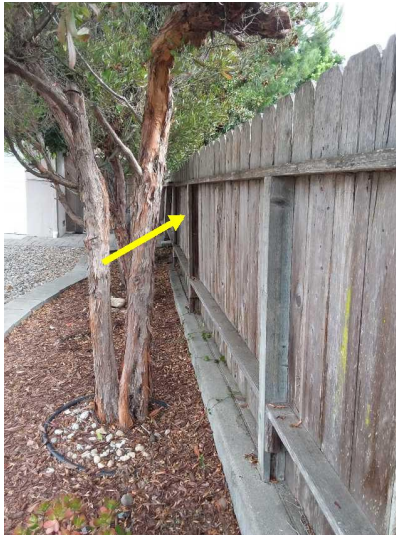
9.3. Sections of the fence are leaning or missing which you may wish to have repaired or replaced.

9.4. Portions of the fences or gates are dry rot or termite damaged, which should be evaluated by a termite inspector. However, you may wish to confirm that fences and gates are included in the termite inspection.

9.5. Removing the soil from the bottom of the fences will extend their life.

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

Exterior (continued)



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

10. Yard and Retaining Walls

Observations:

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

10.2. Some of the planter block-caps are loose or missing and should be serviced.

10.3. There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and not in any danger of falling.



Some of the planter block-caps are loose or missing and should be serviced.



Some of the planter block-caps are loose or missing and should be serviced.

Exterior (continued)



Some of the planter block-caps are loose or missing and should be serviced.

11. Landscaping

Observations:

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

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

11.3. 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.



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

Exterior (continued)

12. Guardrails

Observations:

12.1. If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

12.2. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. While there are walk off's less than 30 inches, appropriate precautions should be taken to safeguard children and the elderly.



There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches. While there are walk off's less than 30 inches, appropriate precautions should be taken to safeguard children and the elderly.

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

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

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

1.4. Given the homes age, the slab is presumed to be bolted foundation with no visible or significant abnormalities.

1.5. There are horizontal voids in the stem walls of the slab foundation. These voids are common and result when the concrete is not compacted sufficiently or when the footings and the slab are poured at different times, but they are not typically regarded as being structurally threatening, but you may wish to have a specialist confirm this.

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.

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.



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



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



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

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 composition shingle roof appears to be approximately fourteen to sixteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

2.4. The composition shingle roof is in acceptable condition, but it will need to be kept clean and should be inspected annually. However, 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.

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

2.6. The roof needs to be cleaned and any foliage trimmed away to promote and insure proper drainage.

2.7. 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.

Roofing (continued)



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.



The roof needs to be cleaned and any foliage trimmed away to promote and insure proper drainage.



The composition shingle roof is in acceptable condition, but it will need to be kept clean and should be inspected annually. However, 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.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

1.2. The fireplace has been modified with an insert that we do not have the expertise to evaluate. We recommend you consult with the sellers if the insert was professionally installed, or if a permit was acquired.

1.3. The ornamental gas log fire does not respond and should be serviced.

1.4. We were unable to view any part of the flue because of an installed insert.

1.5. The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

1.6. The fireplace hearth is in acceptable condition.

1.7. The fireplace mantle is in acceptable condition.

1.8. The crown which is designed to seal the space between the flue liner and the chimney wall and shed rainwater, is in acceptable condition.

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

1.10. The chimney wall is cracked and should be evaluated by a specialist.

1.11. The chimney flashings are in acceptable condition.



The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.



The chimney wall is cracked and should be evaluated by a specialist.

Plumbing Components

1. Water Supply Comments

Observations:

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

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

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

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

1.5. The main water valve is leaking or dripping and should be repaired.

1.6. The pressure inside the residence exceeds 80psi, which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60psi.



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



The pressure inside the residence exceeds 80psi, which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60psi.

Plumbing Components (continued)



The main water valve is leaking and should be repaired.

2. Gas Service Information

Observations:

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

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

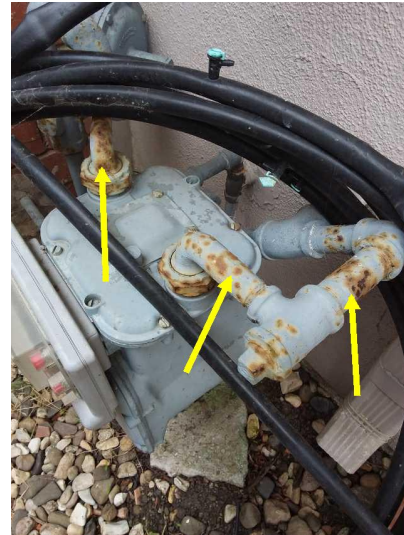
2.3. We recommend that a wrench, designed to fit the gas shut off valve, be located on or adjacent to the gas meter to facilitate an emergency shut off.

2.4. Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

Plumbing Components (continued)



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



Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

3. Irrigation and Hose Bibb Information

Observations:

3.1. We do not evaluate sprinkler systems beyond the sprinkler valves, 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, are required by current standards. However, we may not have located and tested every hose bib on the property

Plumbing Components (continued)

4. Gas Water Heater Comments

Observations:

- 4.1. Hot water is provided by a 40 gallon gas water heater that is located in the garage.
- 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 21 years old.
- 4.4. The water heater is functional but beyond its warranty period.
- 4.5. 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 susceptible to damage due to the lack of use.
- 4.6. The gas control valve and its connector at the water heater is presumed to be functional.
- 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 drain valve of the gas water heater is in place and presumed to be functional.
- 4.9. The water heater is not equipped with a drip pan or overflow pipe, which is a recommended upgrade, and which is designed to prevent or minimize water damage from a leak.
- 4.10. The water heater appears to have adequate combustion-air.
- 4.11. The water heater is seismically secured.
- 4.12. The vent draft hood is not drafting properly and is spilling combusted gases into the garage. We recommend that a licensed plumbing contractor evaluate and service this issue.
- 4.13. 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 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.



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 draft hood is not drafting properly and is spilling combusted gases into the garage. We recommend that a licensed plumbing contractor evaluate and service this issue.

Plumbing Components (continued)

5. Waste and Drain Systems

Observations:

5.1. The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern ABS drainpipes.

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 roofer 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.

Electrical Service Panels

1. Main Electrical Panel

Observations:

- 1.1. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.
- 1.2. The residence is served by a 100 amp main electrical panel, located at the left side of the home or unit.
- 1.3. The exterior cover for the main electrical panel is in acceptable condition.
- 1.4. The interior panel cover is missing one or more of its fasteners or screws and should be serviced.
- 1.5. Various circuits are not labeled or legible, which is recommended.
- 1.6. The service entrance mast weather head and cleat are in acceptable condition.
- 1.7. The wiring in the main electrical panel has no visible deficiencies.
- 1.8. 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.
- 1.11. There are voids or open knockouts in the cover of the main electrical panel that should be covered.



There are voids or open knockouts in the cover of the main electrical panel that should be covered.



Various circuits are not labeled or legible, which is recommended.

Interior Space

1. Main Entry

Observations:

- 1.1. The front door is functional.
- 1.2. A ceiling light does not respond, and should be serviced.
- 1.3. The floor is worn or cosmetically damaged, which you should view for yourself.



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

2. Living Room

Observations:

- 2.1. The living room is located adjacent to the dining room.
- 2.2. Walls/ceilings have cosmetic damage that you should view for yourself.
- 2.3. There has been a drywall/plaster repair that should be explained by the seller.
- 2.4. The floor is worn or cosmetically damaged, which you should view for yourself.

Interior Space (continued)

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.
- 3.3. The lights are functional.
- 3.4. The floor is worn or cosmetically damaged, which you should view for yourself.

4. Main Hallway

Observations:

- 4.1. This hallway leads to the bedrooms.
- 4.2. We have evaluated the hallway, and found it to be in acceptable condition.
- 4.3. The smoke detector responded to the test button, but should be checked periodically.
- 4.4. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.
- 4.5. The lights are functional.
- 4.6. There has been a drywall/plaster repair that should be explained by the seller.

Bedrooms

1. Master Bedroom Observations

Observations:

- 1.1. This bedroom is located at the end of the hallway.
- 1.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 1.3. It would be prudent to add a door stop at the door to protect the wall that it opens into.
- 1.4. A window is too high or too small to facilitate an emergency exit or egress. Bedroom windows should measure 24" high by 20" wide, with an optimum sill height of 44", to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus.
- 1.5. The floor is worn or cosmetically damaged, which you should view for yourself.
- 1.6. There are outlet or switch covers that are missing and should be replaced.



There are outlet or switch covers that are missing and should be replaced.



A window is too high or too small to facilitate an emergency exit or egress. Bedroom windows should measure 24" high by 20" wide, with an optimum sill height of 44", to facilitate an emergency exit by the occupant and an emergency egress for a fire person wearing breathing apparatus.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 2nd bedroom door on the right 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.

Bedrooms (continued)

3. Bedroom 3

Observations:

- 3.1. This bedroom is located at the 1st bedroom door on the right going down the hallway.
- 3.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 3.3. The floor is worn or cosmetically damaged, which you should view for yourself.
- 3.4. There are outlet or switch covers that are missing and should be replaced.



There are outlet or switch covers that are missing and should be replaced.

Kitchen

1. General Comments

Observations:

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

Kitchen (continued)

2. Cabinets

Observations:

- 2.1. The kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age.
- 2.2. The floor of the kitchen sink cabinet is functional, but moisture damaged.

3. Countertop

Observations:

- 3.1. The counter top is functional.

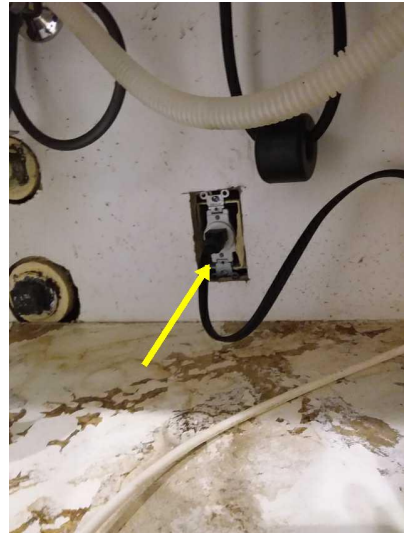
4. Electrical Components

Observations:

- 4.1. The outlets that were tested are functional and include ground-fault protection.
- 4.2. The lights are functional.
- 4.3. One or more outlet covers is missing or broken and should be serviced.



One or more outlet covers is missing or broken and should be serviced.



One or more outlet covers is missing or broken and should be serviced.

5. Microwave Oven

Observations:

- 5.1. The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Kitchen (continued)

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

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

6.4. The trap and drain are functional.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional.

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

10. Electric Range & Cook Top

Observations:

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

10.2. The electrical cook top is functional.

11. Flooring

Observations:

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

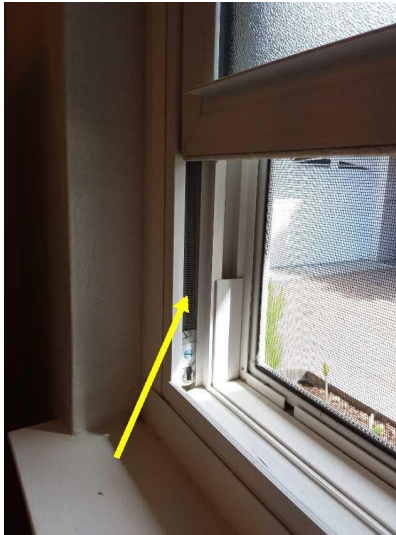
Bathrooms

1. Master Bathroom Observations

Observations:

- 1.1. This bathroom is a three-quarter 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 sink is functional.
 - 1.5. The sink faucet and its components are functional.
 - 1.6. The trap and drain are functional.
 - 1.7. The outlets are functional and include ground-fault protection.
 - 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. 1.6gpf
 - 1.12. The shower is functional and the showerhead is 1.75 gpm.
 - 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. Single or double hung windows do not open smoothly, which could indicate the "balancer" bar needs to be adjusted. We recommend a licensed professional evaluate and service this issue.
- For more information regarding this issue click on this web link:
- https://www.youtube.com/watch?v=hB_wGFn55ig
- 1.15. The floor is worn or cosmetically damaged, which you should view for yourself.

Bathrooms (continued)



Single or double hung windows do not open smoothly, which could indicate the "balancer" bar needs to be adjusted. We recommend a licensed professional evaluate and service this issue.

For more information regarding this issue click on this web link:

https://www.youtube.com/watch?v=hB_wGFn55ig

Bathrooms (continued)

2. Hallway Bathroom

Observations:

- 2.1. The hallway bathroom is a full 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 functional and include ground-fault protection.
- 2.8. The lights are functional.
- 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 tub-shower is functional and the showerhead is 2.5 gpm.
- 2.13. The shower diverter valve in the tub-shower is defective, and should be repaired or replaced.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the dining room.
- 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. A gas supply valve is installed, but needs an approved connector that attaches the gas to the dryer. If not in use the gas valve should be capped.
- 1.5. There is no cap on the gas valve. The gas valve should be capped when not in use.
- 1.6. The outlets that were tested are functional.
- 1.7. There is no visible 220 outlet for electric dryers. One may be able to be installed and you should consult with a licensed electrician regarding this issue if a 220 outlet is needed.
- 1.8. The lights are functional.
- 1.9. There is no exhaust fan or openable window, which is required by current standards and should be evaluated and serviced as needed.
- 1.10. The cabinets are functional, and do not have any significant damage.
- 1.11. It would be prudent to add a door stop at the door to protect the wall that it opens into.



There is no cap on the gas valve. The gas valve should be capped when not in use.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. There is no pathway to the work platform at the furnace, which is required when a furnace is located within the attic.

1.3. 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.

1.4. The furnace does not include sheet metal in front of the furnace at the combustion air area to protect the combustible work platform as recommended by the manufacturer. We recommend that the sheet metal be added according to the manufacturers instructions.

1.5. The vent pipe is functional.

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

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

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

1.9. The circulating fan is clean and functional.

1.10. The thermostat is functional.

1.11. 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.

1.12. The registers are reasonably clean and functional.

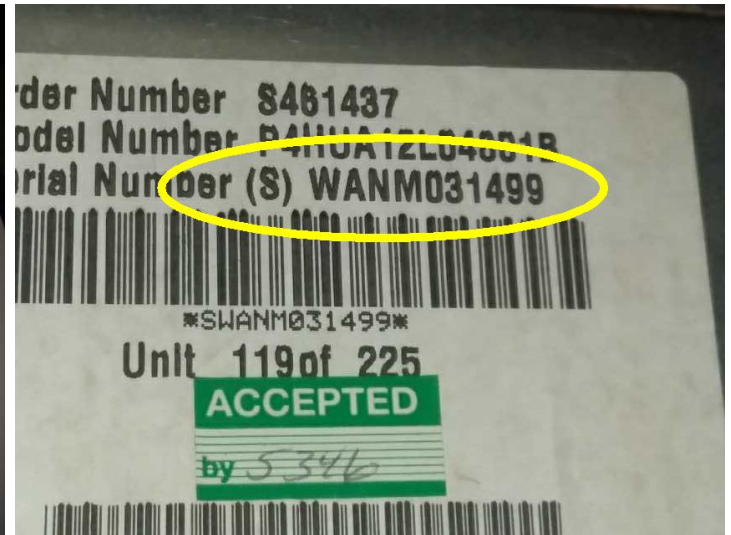
1.13. A wall register is loose in the living room, and should be secured.

1.14. 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 the attic.



Serial number WANM031499 - manufactured 2004

Attics

1. Attic

Observations:

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

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

1.3. We evaluated the attic by direct access.

1.4. There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.

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

1.6. The light in the attic does not respond, and should be serviced.

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

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

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

1.10. The heat vents appear to be functional.

1.11. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

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

1.13. The attic is adequately insulated, but not necessarily to a maximum standard. The amount of insulation can range from three to eighteen inches, depending upon the climate, the region, and the year in which the residence was constructed.

Attics (continued)

1.14. There are areas where the insulation has been moved or improperly installed and should be serviced.

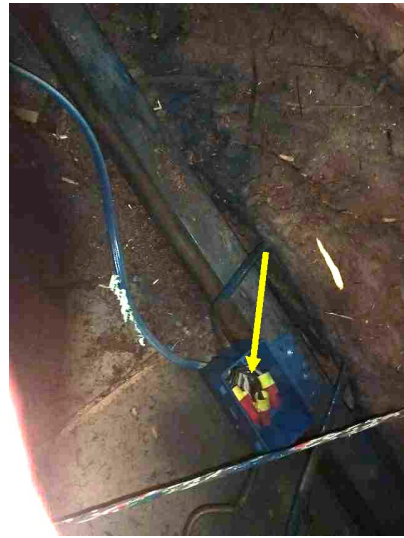
1.15. The attic floor is insulated with approximately three-inches or more of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

1.16. There is no functional light in the attic and one is required as there is a furnace present.

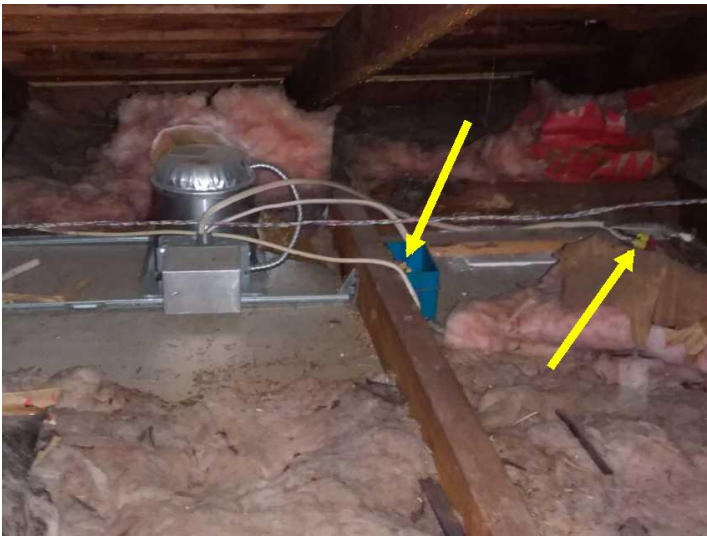
1.17. There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.

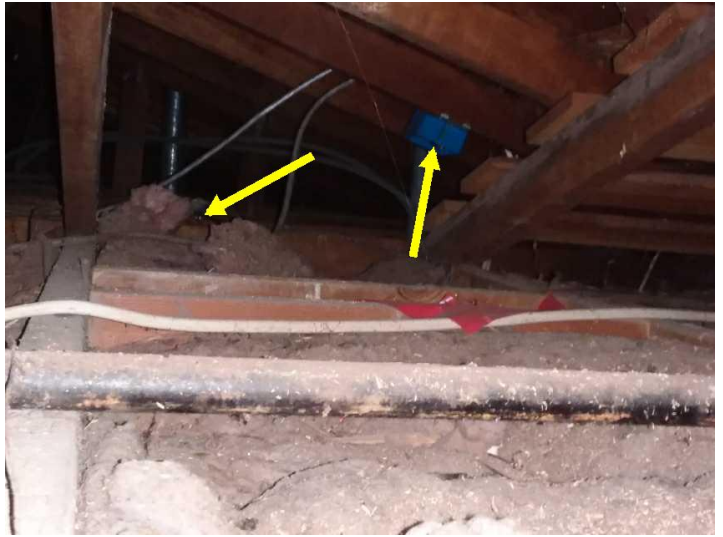


There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.

Attics (continued)



There are areas where the insulation has been moved or improperly installed and should be serviced.



There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.

Attics (continued)

2. Garage Attic

Observations:

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

2.2. The attic can be accessed through a hatch located in the garage ceiling.

2.3. We evaluated the attic by direct access.

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

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

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

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

2.8. Ventilation is limited, and could be improved. Therefore, we recommend that you have a second opinion from a licensed contractor.

2.9. The heat vents appear to be functional.

2.10. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

Attics (continued)

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

Garages

1. Double-Car Garage

Observations:

1.1. The side door is functional.

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

1.3. The ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious bi-products, including deadly, carbon monoxide.

1.4. There are cracks in the walls and ceilings that are the result of movement, however they do not appear to be structurally threatening, but you may want to have a qualified specialist evaluate and comment on this issue.

1.5. The walls are sheathed and in acceptable condition however they have cosmetic damage you should view for yourself.

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

1.7. The garage door and its hardware are functional.

1.8. The seal at the base of the garage door is deteriorated and you may wish to have it replaced.

1.9. The garage door opener is functional.

1.10. The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self close and latch in order to provide a firewall separation between the garage and the residence.

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

Garages (continued)



The ventilation ports in the wall have been blocked or covered. If they are not uncovered, vehicle engines and combustion appliances could produce noxious by-products, including deadly, carbon monoxide.



The wooden hatch cover to the attic area should be sheathed with metal or drywall, and made to self close and latch in order to provide a firewall separation between the garage and the residence.



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



The seal at the base of the garage door is deteriorated and you may wish to have it replaced.