Cornerstone Inspection

Property Inspection Report



24 El Viento, Pismo Beach, CA

Inspection prepared for: Colleen Herber

Real Estate Agent: Alison Andrea - Andrea & Co. Real Estate

Date of Inspection: 7/13/2026 Time: 9:00 AM

Age of Home: 1990 Size: 3580
Inspector: Gus Vasquez
Order ID: 13845

CREIA 155505

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CORNERSTONE INSPECTION

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a qualified licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

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.

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 recommend 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** system or safety concerns with this property at the time of inspection.

Exterior		
Page 8 Item: 6	Electrical Components	6.4. The balcony outlet is functional, but should be upgraded to have ground fault protection.
Page 13 Item: 14	Guardrails	14.3. 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.
Foundation Comments		
Page 16 Item: 2	Crawlspace Observations	2.18. The crawlspace has been contaminated by the dryer lint, which should be cleaned.
Roofing		
Page 19 Item: 3	Concrete Tile Observations	3.8. There are cracked or broken tiles that should be serviced by a licensed roofing contractor.
Interior Living Space		
Page 31 Item: 2	Living Room	2.5. The Single-hung windows will need service to function properly. Single-hung windows are typically designed so that the lower panel open. The hardware needs to be service as the window will not properly stay in place when opened.
Page 32 Item: 6	Main Hallway	6.4. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
Page 33 Item: 9	Utility Room	9.3. There is no smoke/carbon monoxide alarm, which is mandated in this jurisdiction and should be installed.
Page 35 Item: 11	GYM	11.5. There is an open junction box in the wine storage room that should be covered.
Bedrooms		
Page 35 Item: 1	Master Bedroom Observations	1.2. There is no smoke alarm, which is mandated in this jurisdiction and should be installed. 1.3. One or more closet outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
Page 36 Item: 2	Bedroom 2	2.4. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.
Page 36 Item: 3	Bedroom 3	3.5. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.
Page 37 Item: 4	Bedroom 4	4.5. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.
Laundry		
Page 44 Item: 1	Laundry Room	1.11. The baseboards behind the laundry room are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall.

Garages		
Page 49 Item: 1	Three Car Garage	1.10. The house entry door to the is not self-closing and latching, which is required to complete the necessary firewall protection. 1.11. The house entry door to the gym is not self-closing and latching, which is required to complete the necessary firewall protection. 1.12. The house entry door to the gym does not effectively seal when the door is closed to prevent carbon monoxide from entering the home from the garage. 1.13. The house entry door to the gym is hollow-core and required to be solid-core, to maintain the necessary firewall separation between a garage and the residence, and should be replaced. 1.14. The double car garage door opener is functional, but are not equipped with the two required safety features. The opener should have infra-red sensors at about 6" from the floor, that reverses the door when the sensor is interrupted by a person or pet. It should also auto-reverse with an obstruction. We recommend the opener be evaluated by a specialist and serviced or replaced as required.

Site and Other Comments

1. Site and General Information

Observations:

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

1.2. The Seller 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. Our inspections are followed up with an addendum or supplemental information that is issued to our clients after the original reports have released to the other parties involved in the transaction. If you like the quality and thoroughness of this report, and wish to retain Cornerstone Inspection, Inc., we would be happy to perform an on-site review of the report and inspection for a fee of $175, or 1/2 the original inspection fee, whichever is more. A review usually takes on the average home about 1 hour. The review includes a consultation at the property, and includes the issuance of a new report and contract in your name.

1.5. We prefer to have the buyers 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. 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.

1.7. 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.

1.8. A wine storage room is present that we do not evaluate. This room is not conditioned.

1.9. It is at the inspectors discretion if they wish to exceed the minimum CREIA standards for any specific system or component. Under no circumstance should the client assume that if the inspector exceeds the CREIA standard, in anyway, the inspector is required to or will perform to the same level above the standard on any other system or component.

2. Environmental Comments

Observations:

2.1. We noticed the presence of rodent type droppings within the attic and you may wish to have a pest control company evaluate.

2.2. We notice the presence of rodent type poison and/or traps which, you may wish to ask to sellers about this and have a pest control company evaluate.

2.3. We recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Requirement for carbon monoxide alarms in ALL dwellings, effective July 1, 2011. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturer's installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades.

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

2.5. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons, as the sensors may no longer be effective. We recommend Photoelectric sensor models only.

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 discovere leaking windows while it is raining that may not have be 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.

2. Grading and Drainage

Observations:

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

2.2. Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal. We did not see any evidence of moisture threatening the living space.

2.3. 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.

2.4. 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.

2.5. The general topography directs water toward the residence, not necessarily surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this and recommend that you have a geological evaluation.

2.6. There are areas of living space below grade (storage room) which may be susceptible to moisture intrusion. There is no evidence of intrusion at this time, however we can not guarantee that it would not occur. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season. You may also wish to have a second opinion.

3. Exterior Wall Cladding

Observations:

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

3.2. The house wall finish is in acceptable condition.

3.3. The soil is too high against the home at various areas around the home which should serviced. Siding clearance should be maintained 2" to hard surfaces, and 4" to soils.

3.4. There are "expected" cracks in the stucco around some windows and doors that result from movement, and are quite common. Stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.



The soil is too high against the home at various areas around the home which should serviced. Siding clearance should be maintained 2" to hard surfaces, and 4" to soils.

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. The walkways are in acceptable condition.

4.4. The patio surface is in acceptable condition.

5. Wood Trim, Facia and Eave

Observations:

5.1. The termite report should confirm moisture, dry rot or insect damage to the facia board and or eaves of the roof.

6. Electrical Components

Observations:

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

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

6.3. An exterior door does not have a light which is required by current standards, which implies that the door has been added.

6.4. The balcony outlet is functional, but should be upgraded to have ground fault protection.



The balcony outlet is functional, but should be upgraded to have ground fault protection.

7. Windows

Observations:

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

7.2. 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.

7.3. There is at least one, but there could be more windows with a broken hermetic seals identified within the report which should be replaced. Hermetic seal failure is often difficult to identify. We recommend that a experienced window specialist evaluate all the windows, who may very well identify other defective windows.

7.4. A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

8. Stairs and Handrails

Observations:

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

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

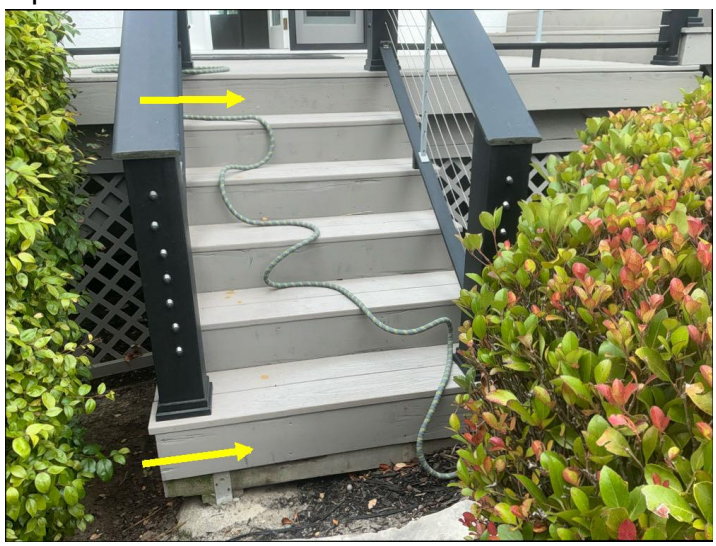
8.3. The railroad-tie steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, et cetera.

8.4. The balusters in the stair handrail and/or guardrail are more than 4" apart and do not meet current standards for child safety. We recommend servicing to meet this standard.

8.5. The handrail does not meet current standards as graspable, meaning fingers and thumb can rap around or into grooves so a hand would not easily slip off the handrail.

8.6. Sections of the wrought iron balusters are deteriorated or rust damaged and should be serviced.

8.7. 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.



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



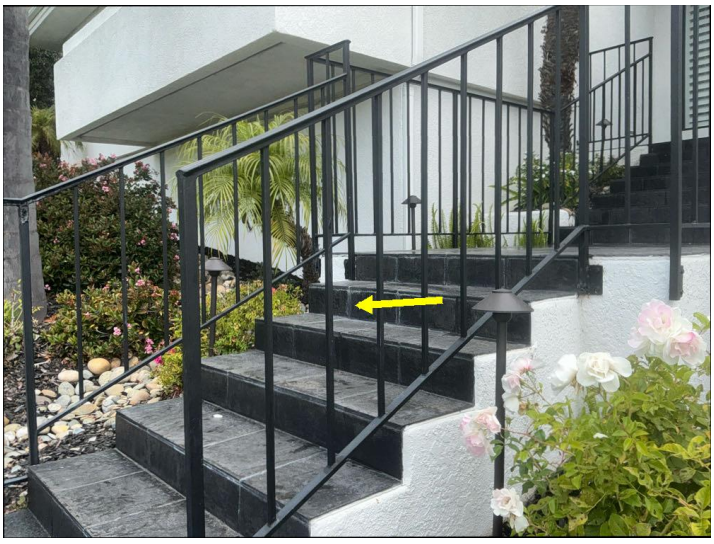
The handrail does not meet current standards as graspable, meaning fingers and thumb can rap around or into grooves so a hand would not easily slip off the handrail.



The railroad-tie steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, et cetera.



Sections of the wrought iron balusters are deteriorated or rust damaged and should be serviced.



The balusters in the stair handrail and/or guardrail are more than 4" apart and do not meet current standards for child safety. We recommend servicing to meet this standard.



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.

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. This property is not fenced or otherwise enclosed, to provide security for children or animals.

10. Yard and Retaining Walls

Observations:

10.1. The mortarless block retaining walls can be built up to 3’ without a building permit(Prescriptive). Some of the wall are higher than 3’sand you may want to inquire about a permit.



The mortarless block retaining walls can be built up to 3' without a building permit(Prescriptive). Some of the wall are higher than 3'sand you may want to inquire about a permit.

11. Landscaping

Observations:

11.1. There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components.

12. Balconies

Observations:

12.1. The balcony is in acceptable condition.

12.2. We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked.

12.3. The balcony drain must be kept clear at all times or moisture intrusion could result.

12.4. The balcony drains through an internal scupper that should be monitored for leaks.

13. Decks

Observations:

13.1. The deck is in acceptable condition, and should be maintained. Wood decks require periodically sealing.

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

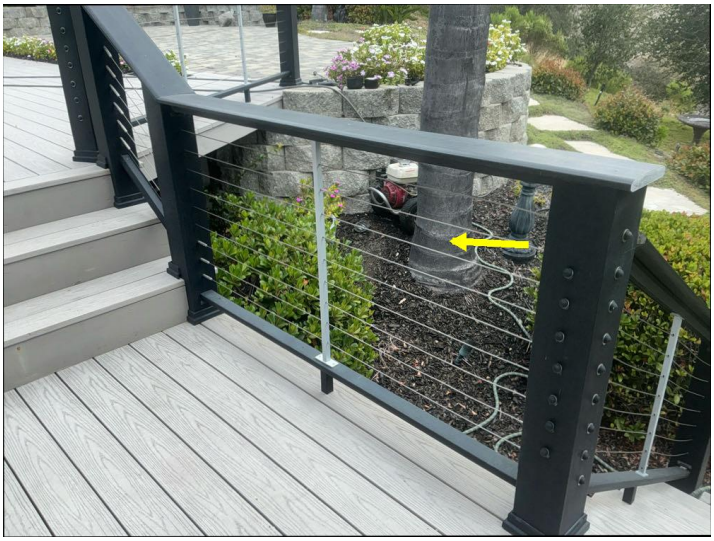
14. Guardrails

Observations:

14.1. The balcony/deck guardrail does not conform to current safety standards. The standards have changed recently to require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

14.2. The cables in the guardrail can be separated to the point where a 4” sphere can pass through which does not meet current standards. We recommend the cables be serviced to meet this standard.

14.3. 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.



The cables in the guardrail can be separated to the point where a 4” sphere can pass through which does not meet current standards. We recommend the cables be serviced to meet this standard.



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.



The balcony/deck guardrail does not conform to current safety standards. The standards have changed recently to require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has, in part, 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. Given the homes age, the slab is presumed to be bolted foundation with no visible or significant abnormalities.

2. Crawlspace Observations

Observations:

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

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

2.3. The crawlspace can be accessed within the storage room.

2.4. The crawlspace is accessible and in acceptable condition.

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

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

2.7. There is cellulose debris in the crawlspace that should be removed.

2.8. There is earth to wood contact in the crawlspace that should be evaluated by the termite inspector.

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

2.10. There are typical settling cracks in the poured concrete walls that would not need a specialist evaluation.

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

2.12. We recommend metal connectors be added as part of an upgrade to the posts and piers.

2.13. Some of the cripple walls do not include shear panel and will remain seismically vulnerable, and therefore should be upgraded.

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

2.15. 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.

2.16. The crawlspace ventilation is limited and could be improved. This does not appear to have had any adverse affects on the framing, which should be confirmed by the termite report, but the area should be monitored to ensure that no condensation forms, However, if you do notice a musty odor, or if the finish floors appear to ripple, crack, or otherwise move, the foundation may have to be mechanically ventilated.

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

2.18. The crawlspace has been contaminated by the dryer lint, which should be cleaned.



There is cellulose debris in the crawlspace that should be removed.



Some of the cripple walls do not include shear panel and will remain seismically vulnerable, and therefore should be upgraded.



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



The crawlspace has been contaminated by the dryer lint, which should be cleaned.



There is earth to wood contact in the crawlspace that should be evaluated by the termite inspector.



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

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. 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.

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 section is located under the photovoltaic panels.

2.4. The roof appears to be relatively new, and is not original. However, 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.

2.5. 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.

2.6. The roof flashings are in acceptable condition.



The composition shingle roof section is located under the photovoltaic panels.

3. Concrete Tile Observations

Observations:

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

3.2. The roof appears to be relatively new, and is not original. However, 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.

3.3. The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.

3.4. The roof includes a roll roofing granular cap sheet section. These sections have a shorter life expectancy than concrete roofing. Therefore, they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks. This roofing is currently in acceptable condition.

3.5. The roof flashings are in acceptable condition.

3.6. A rain-collar is missing on a heat vent and should be installed.

3.7. 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.

3.8. There are cracked or broken tiles that should be serviced by a licensed roofing contractor.



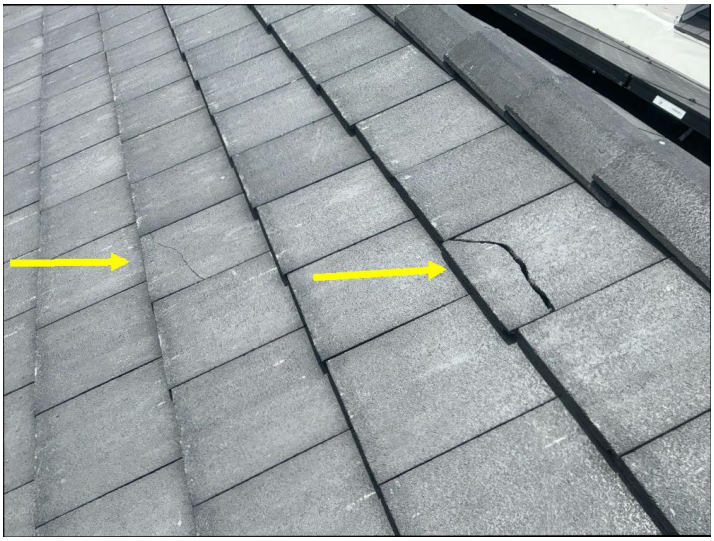
The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.



There are cracked or broken tiles that should be serviced by a licensed roofing contractor.



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.



There are cracked or broken tiles that should be serviced by a licensed roofing contractor.



The roof includes a roll roofing granular cap sheet section. These sections have a shorter life expectancy than concrete roofing. Therefore, they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks. This roofing is currently in acceptable condition.

4. Rubberized Roofing

Observations:

4.1. TPO (Thermoplastic Polyolefin) and PVC (Polyvinyl chloride) rubberized roofs are designed to be waterproof, not just water resistant, and are warranted to last approximately 15 to 30 years. They are designed for low sloping roofs. They require little maintenance but need to be kept clear of debris and free from contact from tree limbs.

4.2. The flat roof appears to be newer, and in acceptable condition. However, you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable. It will be important to keep this roof clean and to inspect it regularly and particularly before each rainy season.

4.3. We evaluated the roof and its components by walking on its surface.

4.4. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification.

4.5. The roof flashings are in acceptable condition.

4.6. The rubberized roof includes 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, the area around them should be kept clean and monitored for leaks.

4.7. A rain-collar is missing on a heat vent and should be installed.

4.8. The roof drains through an internal scupper that should be monitored for leaks.



A rain-collar is missing on a heat vent and should be installed.



The flat roof appears to be newer, and in acceptable condition. However, you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable. It will be important to keep this roof clean and to inspect it regularly and particularly before each rainy season.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a prefabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

1.2. The firebox is in acceptable condition.

1.3. The chimney damper is functional and includes a damper stop.

1.4. The ornamental gas log fire is functional.

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

1.6. The fireplace glass doors are functional.

1.7. The fireplace hearth is in acceptable condition.

1.8. The metal chimney chase cover, which is designed as a cap to seal the space within the chimney chase and shed rainwater, is in acceptable condition

1.9. The chimney has a functional spark arrestor and a weather-cap.

1.10. The weather cap is enclosed with a shroud that may not have been part of the installation package. Inasmuch as it could inhibit drafting or convectional cooling, it should be verified to be an approved component or removed.

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

1.12. The chimney flashings are in acceptable condition.



The weather cap is enclosed with a shroud that may not have been part of the installation package. Inasmuch as it could inhibit drafting or convectional cooling, it should be verified to be an approved component or removed.

2. Family Room Fireplace

Observations:

2.1. The chimney is a prefabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

2.2. The firebox is in acceptable condition.

2.3. The chimney damper is functional and includes a damper stop.

2.4. The ornamental gas log fire is functional.

2.5. The fireplace glass doors are functional.

2.6. The fireplace hearth is in acceptable condition.

2.7. The fireplace mantle is in acceptable condition.

2.8. The metal chimney chase cover, which is designed as a cap to seal the space within the chimney chase and shed rainwater, is in acceptable condition

2.9. The chimney has a functional spark arrestor and a weather-cap.

2.10. The weather cap is enclosed with a shroud that may not have been part of the installation package. Inasmuch as it could inhibit drafting or convectional cooling, it should be verified to be an approved component or removed.

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

2.12. The chimney flashings are in acceptable condition.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.

1.2. As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed; 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.



A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.

2. Water Supply Comments

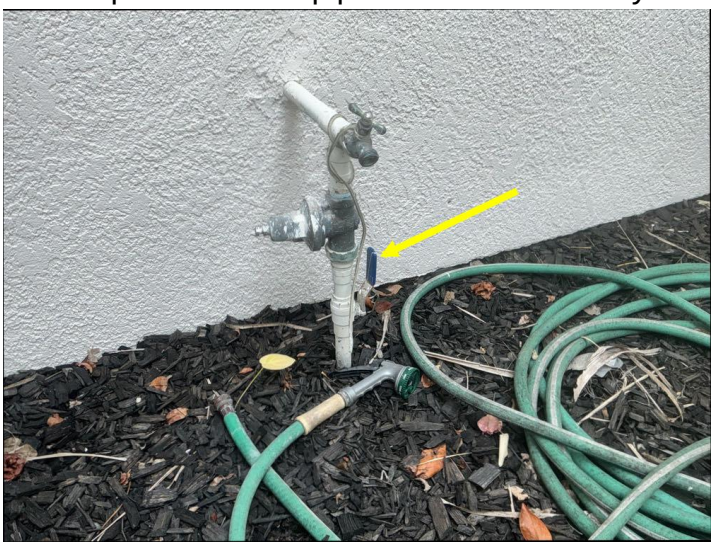
Observations:

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

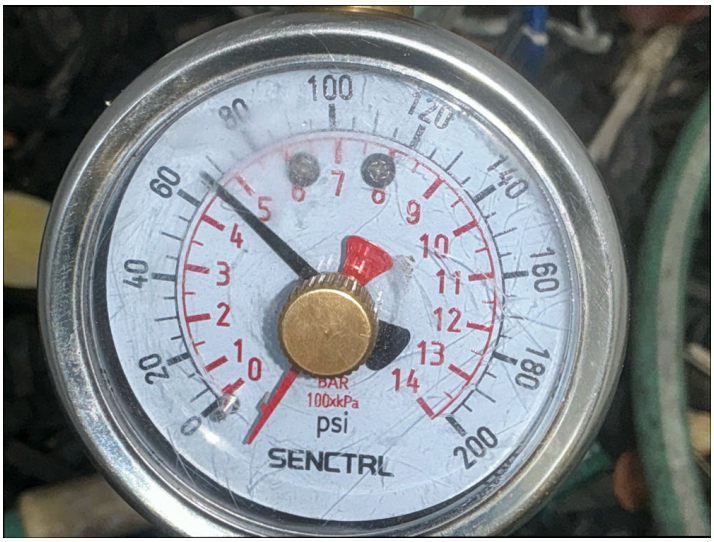
2.2. A functional pressure regulator is in place on the plumbing system.

2.3. 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 exits walls.

2.4. Sections of the residence are served by Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition.



Main water shutoff



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

3. Gas Service Information

Observations:

3.1. 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.

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

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

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



Gas shutoff

4. Irrigation and Hose Bibb Information

Observations:

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

4.2. The hose bibs are functional, but we may not have located and tested every one on the property.

4.3. 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

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 50 gallon gas water heater that is located in the utility room.

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

5.3. The water heater is about 1 years old.

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

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

5.6. A re-circulating pump is presently installed that we do not evaluate. We recommend that the sellers verify that it is functional.

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

5.8. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.

5.9. The vent pipe is functional.

5.10. The water heater is equipped with a mandated pressure & temperature relief valve.

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

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

5.13. We recommend adding a water alarm to the base of the water heater. Also, when the water heater is replaced. we recommend a large pan be added with a water alarm added in the pan as the pan really can't be plumbed to the exterior.

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

5.15. The water heater is seismically secured.



Hot water is provided by a 50 gallon gas water heater that is located in the utility room.



The water heater is about 1 years old.

6. Waste and Drain Systems

Observations:

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

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

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

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



A clean-out is located at the left side.

Electrical Service Panels

1. Electrical Service Equipment

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. A photovoltaic solar system is installed that we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation and maintenance history, otherwise your may want to have it evaluated by a licensed specialist.

1.3. The residence is served by a 200 amp main electrical panel, located at the right sideof the home or unit.

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

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

1.6. The main panel and its components have no visible deficiencies.

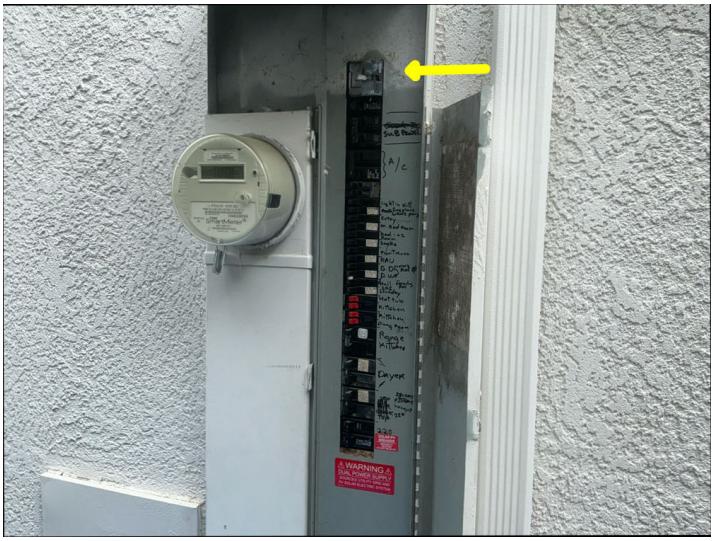
1.7. The main conductor lines are underground, or contained in what is described as a lateral service entrance. This is characteristic of a modern electrical service but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service.

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

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

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

1.11. The main electrical panel is double-grounded to a foundation steel known as a UFER and to a water pipe.



Main electrical service disconnect(Shutoff)



24 Panels

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located in the storage/crawl space.

2.3. The electrical sub panel has no visible deficiencies.

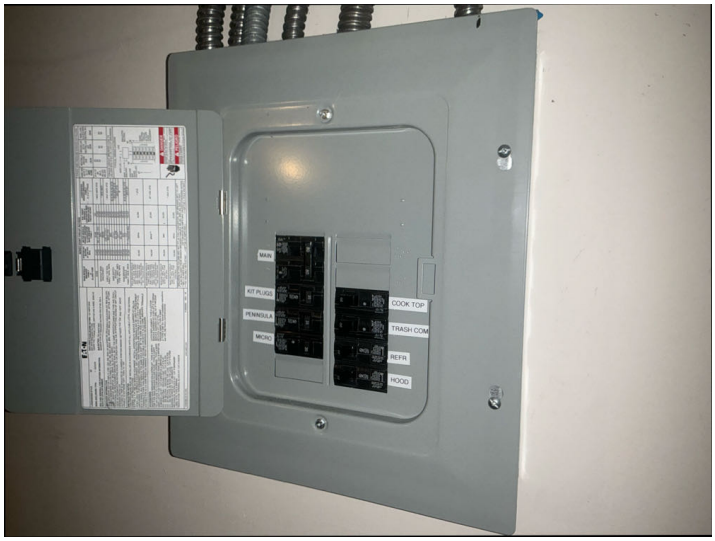
2.4. The cover for the electrical sub panel is in acceptable condition.

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

2.6. The residence is wired predominantly with a modern vinyl conduit 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 in the storage/crawl space.

Interior Living Space

1. Main Entry

Observations:

1.1. We have evaluated the front door and entry, and found it to be in acceptable condition.

2. Living Room

Observations:

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

2.2. The bar sink is functional.

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

2.4. The living room is equipped with a wine type refrigerator. We do not have the expertise to inspect this type of built-in appliance. You may wish to have a specialist evaluate.

2.5. The Single-hung windows will need service to function properly. Single-hung windows are typically designed so that the lower panel open. The hardware needs to be service as the window will not properly stay in place when opened.

3. Family Room

Observations:

3.1. The family room is located at the rear of the home.

3.2. We have evaluated the living room, and found it to be in acceptable condition.

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

4. Dining Room

Observations:

4.1. The Dining room is located adjacent to the living room.

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

4.3. The walls have cosmetic stress fractures which may have resulted from movement and are not deemed to be structurally significant. Such cracks can reappear, and typically if they are not repaired correctly.



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



The walls have cosmetic stress fractures which may have resulted from movement and are not deemed to be structurally significant. Such cracks can reappear, and typically if they are not repaired correctly.

5. Breakfast-Dining Area

Observations:

5.1. The breakfast/dining area is located adjacent to the kitchen.

5.2. We have evaluated the breakfast area, and found it to be in acceptable condition.

6. Main Hallway

Observations:

6.1. This hallway leads to guest bedrooms 2, 3 and 4.

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

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

6.4. One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.



One or more outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

7. Hallway 2

Observations:

7.1. This hallway is leads to the Master Bedroom.

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

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

8. Stairs

Observations:

8.1. This stairway leads to the utility room, gym and garage.

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

9. Utility Room

Observations:

9.1. The utility room is located at the bottom of the stairs adjacent to the garage.

9.2. We have evaluated the living room, and found it to be in acceptable condition.

9.3. There is no smoke/carbon monoxide alarm, which is mandated in this jurisdiction and should be installed.

10. Storage Room

Observations:

10.1. The storage room is located adjacent to the gym.

10.2. We have evaluated the living room, and found it to be in acceptable condition.

10.3. The storage room, part of the crawlspace, appears to have been remodeled or part of an addition. If so, 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.

10.4. Moisture has entered the storage, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. There is a musty odor and it would be prudent to monitor this area for moisture intrusion. This was likely part of the foundation crawl space. The ventilation is limited and we recommend it be improved. Mechanical ventilation may be useful.



Moisture has entered the storage, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. There is a musty odor and it would be prudent to monitor this area for moisture intrusion. This was likely part of the foundation crawl space.



Moisture has entered the storage, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. There is a musty odor and it would be prudent to monitor this area for moisture intrusion. This was likely part of the foundation crawl space. The ventilation is limited and we recommend it be improved. Mechanical ventilation may be useful.

11. GYM

Observations:

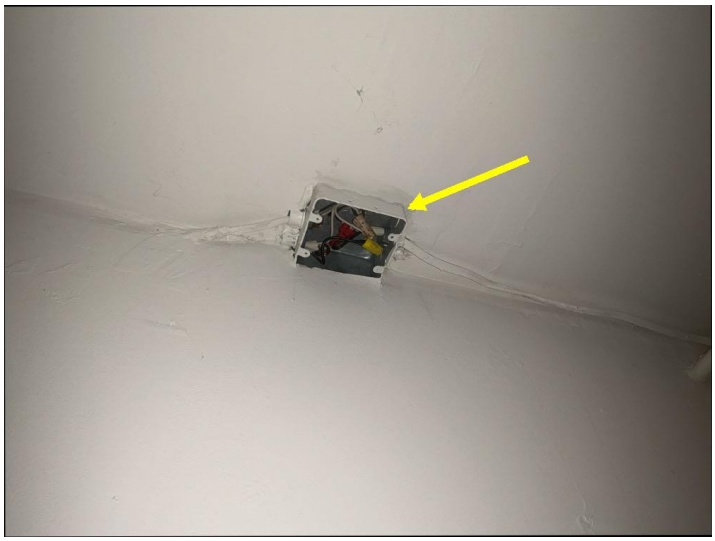
11.1. The gym is located adjacent to the garage.

11.2. The gym room appears to have been remodeled or part of an addition. If so, 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.

11.3. This room is not conditioned.

11.4. There is exposed romex in the wine storage room that should be protected in conduit and shows be repaired by a licensed electrician,

11.5. There is an open junction box in the wine storage room that should be covered.



There is an open junction box in the wine storage room that should be covered.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located at the front of the home.

1.2. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.

1.3. One or more closet outlets has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

2. Bedroom 2

Observations:

2.1. This bedroom is located at the1st bedroom door on the right going down the hallway.

2.2. The door rubs and needs to be serviced to open and close smoothly.

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

2.4. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.

3. Bedroom 3

Observations:

3.1. This bedroom is located at the 2nd bedroom door on the right going down the hallway.

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

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

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

3.5. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.



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

4. Bedroom 4

Observations:

4.1. This bedroom is located at the end of the hallway. This bedroom connects to the master closet.

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

4.3. The door striker plate needs to be adjusted for the striker pin to engage.

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

4.5. There is no smoke alarm, which is mandated in this jurisdiction and should be installed.

Kitchen

1. General Comments

Observations:

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

1.2. The kitchen appears to have been remodeled, or an addition. If so, 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 may exist.

1.3. The kitchen is equipped with a sub-zero type refrigerator. We do not have the expertise to inspect this type of built-in appliance. You may wish to have a specialist evaluate.

1.4. The water supply includes a drinking water system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance procedures.

2. Cabinets

Observations:

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

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. There is not an outlet serving the island, which is mandated by current standards, and should have ground fault protection.

4.3. The lights are functional.

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.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet and its components are 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 but discharges without a mandated anti-siphon valve or high loop, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

10. Gas Range & Cook Top

Observations:

10.1. The gas cook top is functional.

11. Built-in Ovens

Observations:

11.1. The electrical ovens are functional, but was neither calibrated nor tested for its performance.

12. Trash Compactor

Observations:

12.1. The trash compactor is functional.

Bathrooms

1. Master Bathroom Observations

Observations:

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

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

1.3. The sink countertop is functional.

1.4. The bathroom sinks are functional.

1.5. The sink faucets and their components are functional.

1.6. The trap and drain are functional.

1.7. The outlets are functional and include ground-fault protection.

1.8. The lights are functional.

1.9. The exhaust fan is functional.

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



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

2. Hallway Bathroom

Observations:

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

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

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

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

2.8. The bathroom includes a GFCI receptacle that is redundant and is not needed. The receptacle is protected by a GFCI receptacle elsewhere and multiple GFCI receptacles are confusing at best and do not meet current standards. We recommend a qualified licensed electrician evaluate and service as required.

2.9. The lights are functional.

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

2.11. The toilet is functional.

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

2.13. The stall shower is functional.

2.14. 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.

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

3. 1st Guest Bathroom

Observations:

3.1. This bathroom is a three-quarter, and is located adjacent to the bedroom 4.

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

3.3. The sink countertop is functional.

3.4. The sink is functional.

3.5. The sink faucet and its components are functional.

3.6. The trap and drain are functional.

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

3.8. The bathroom includes a GFCI receptacle that is redundant and is not needed. The receptacle is protected by a GFCI receptacle elsewhere and multiple GFCI receptacles are confusing at best and do not meet current standards. We recommend a qualified licensed electrician evaluate and service as required.

3.9. The lights are functional.

3.10. The exhaust fan is functional.

3.11. The toilet is functional.

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

3.13. The stall shower is functional.

3.14. 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.

4. Powder Room

Observations:

4.1. This bathroom is a half bath, and is located adjacent to thefamily room.

4.2. The sink is functional.

4.3. The sink faucet and its components are functional.

4.4. The trap and drain are functional.

4.5. The outlets are functional and include ground-fault protection.

4.6. The lights are functional.

4.7. The exhaust fan is functional.

4.8. The toilet is functional.

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

4.10. The door striker plate needs to be adjusted for the striker pin to engage.

Laundry

1. Laundry Room

Observations:

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

1.2. Most if not all of the components behind the washer/ dryer were obstructed from view and were not inspected.

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 dryer vent extends beyond 14 feet which is the maximum allowed by current standards without a booster fan. We recommend a booster fan be added.

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

1.6. The outlets that were tested are functional.

1.7. A 220 volt receptacle for the dryer is functional but 3 prong. Newer electric dryers have a 4 prong appliance cord and you may need to upgrade or adapt this connection.

1.8. The lights are functional.

1.9. The exhaust fan is functional.

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

1.11. The baseboards behind the laundry room are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall.



The baseboards behind the laundry room are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall.



The dryer vent extends beyond 14 feet which is the maximum allowed by current standards without a booster fan. We recommend a booster fan be added.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

1.1. Central heat is provided by a forced-air furnace that is located in a utility room.

1.2. The furnace is functional and in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. We recommend that the furnace be serviced before each heating season and you should ask the sellers when the furnace was last evaluated and serviced. If it has not been serviced within the last 12 months, we recommend that it be evaluated and serviced as soon as possible.

1.3. The vent pipe is functional.

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

1.5. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.

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.

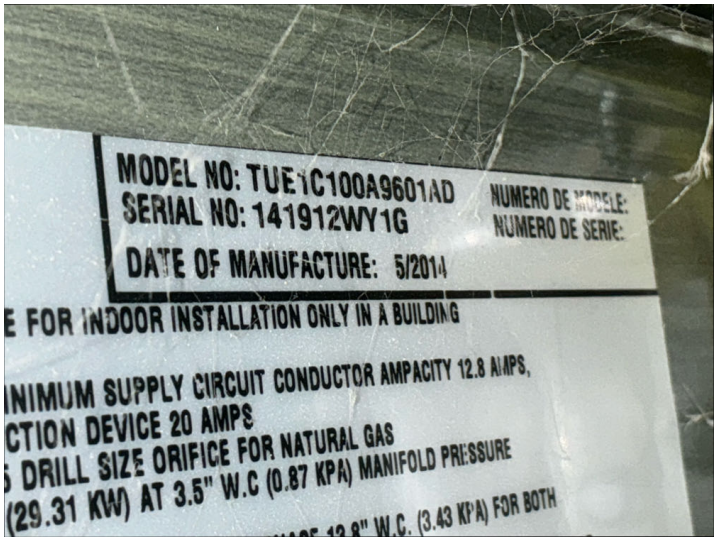
1.10. The ducts are a fairly modern flexible type that are comprised of a clear inner liner and an outer plastic shell that contains fiberglass insulation. However, the outer shell has been found to be susceptible to ultra-violet contamination, which causes the outer shell to deteriorate and, therefore,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

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

1.12. The registers are reasonably clean and functional.



Furnace Brand--Trane



Furnace Model--TUE1C100A9601AD Manufactured 2014

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 utility room 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 evaporator coil is functional.

2.5. The refrigerant lines that are visible are in acceptable condition.

2.6. The condensate drainpipe discharges correctly outside the residence via a condensation pump

2.7. The dryer vent terminates adjacent the condenser. We recommend moving the dryer termination away from the condenser to prevent lint from clogging the condenser fins.



Manufactured 2007



The dryer vent terminates adjacent the condenser. We recommend moving the dryer termination away from the condenser to prevent lint from clogging the condenser fins.

Attic's

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 in the master bedroom closet ceiling, the laundry room/area ceiling, the kitchen pantry.

1.3. We evaluated the attic by direct access.

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

1.5. The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

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

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

1.8. The heat vents appear to be functional.

1.9. 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.

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

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

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

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



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

Garages

1. Three 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 expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

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

1.4. The firewall separating the garage from the residence is functional.

1.5. The garage walls are too full or covered to provide a clear view them and other components of the garage.

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

1.7. The lights are functional.

1.8. The garage doors and their hardware are functional.

1.9. The single car garage door opener is functional.

1.10. The house entry door to the is not self-closing and latching, which is required to complete the necessary firewall protection.

1.11. The house entry door to the gym is not self-closing and latching, which is required to complete the necessary firewall protection.

1.12. The house entry door to the gym does not effectively seal when the door is closed to prevent carbon monoxide from entering the home from the garage.

1.13. The house entry door to the gym is hollow-core and required to be solid-core, to maintain the necessary firewall separation between a garage and the residence, and should be replaced.

1.14. The double car garage door opener is functional, but are not equipped with the two required safety features. The opener should have infra-red sensors at about 6" from the floor, that reverses the door when the sensor is interrupted by a person or pet. It should also auto-reverse with an obstruction. We recommend the opener be evaluated by a specialist and serviced or replaced as required.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.