# Cornerstone Inspections
## Property Inspection Report

***276 Miramar Ln, Pismo Beach, CA 93449***
***Inspection prepared for: David Skinner***
***Real Estate Agent: David Skinner - Central Coast Realty Group***

***Date of Inspection: 4/26/2018 Time: 9:00 AM Size: 1753***
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CORNERSTONE INSPECTION

***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.

| | | |
|---|---|---|
| ***Plumbing Components*** | | |
| Page 21 Item: 4 | Gas Water Heater Comments | 4.12. A transition spacer is missing where the vent pipe enters the attic or wall cavity which should be installed.<br><br>4.13. The vent pipe is too close to combustible material, and should be serviced before the close of escrow. A single-walled vent pipe should be six inches away from any combustible material, and a double-walled vent pipe should be one inch away. |
| ***Kitchen*** | | |
| Page 29 Item: 4 | Electrical Components | 4.2. The countertop outlets are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. |
| ***Bathrooms*** | | |
| Page 31 Item: 1 | Master Bathroom Observations | 1.12. The bathroom sink outlet has a has an open-ground, and should be evaluated and serviced by a licensed electrical contractor. |
| Page 33 Item: 2 | Hallway Bathroom | 2.13. The outlets are functional, but should be upgraded to have ground-fault protection. |
| ***Laundry*** | | |
| Page 34 Item: 1 | Laundry Room | 1.7. A gas supply valve is installed but needs an approved connector to connect gas to the dryer, which is not required and you should have one already installed it you have a gas dryer. Gas valve is required to be capped when not in use. |
| ***Garages*** | | |
| Page 38 Item: 1 | Double-Car Garage | 1.11. The house entry door is not self-closing and should be serviced. |

## *Site and Other Comments*

## *Site and Other Comments Continued*

## *1. General Comments*

Observations:

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

1.2. The property was vacant during our inspection.

1.3. 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.

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

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

1.6. 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

1.7. 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.

1.8. 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

## *Site and Other Comments Continued*

completed without permits, and latent defects could exist.

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## *2. Environmental Comments*

Observations:

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

2.2. As of January 1, 2016, smoke alarms more than 10 years old are required to be replaced with a 10 year sealed battery unit, and are required to be located in every sleeping area or room.

2.3. Current standards require at least one smoke alarms he installed at every level of a multi-level home and although it may not he required on a unit this age, it is strongly recommend that they be installed.

2.4. It is recommended that smoke detectors older than 8 years old be replaced for safety reasons.

# *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, and 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 any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Landscaping can include walking surfaces such as flagstone, pavers or brick which can provide uneven surfaces.

## *Exterior Continued*

## *2. Grading and Drainage*

Observations:

2.1. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, 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, but 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, but we have confirmed moisture intrusion in residences when it was 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 are deleterious to health.

2.2. Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters, and 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. At points around the rear of the residence, there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

2.4. The side yard walkways also function as drainage swales, and should be kept clean at all times for the general maintenance of the property.

## *Exterior Continued*

## *3. Exterior Wall Cladding*

Observations:

3.1. The exterior house walls are clad with a combination of stuccoand wooden siding.

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

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

3.4. There are small cracks in the stucco around some of the windows and doors that result from movement, and are quite common. Most people do not realize that structures move, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

3.5. Portions of the wood siding are dry rot or moisture damaged, and should be evaluated by a termite inspector.

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

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## *Exterior Continued*

## *4. Hard Surfaces*

Observations:

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

4.2. The walkways are in acceptable condition.

4.3. The patio surface is in acceptable condition.

## *5. Wood Trim, Facia and Eave*

Observations:

5.1. Some corners and joints of the fascia board or wood trim are slightly separated and should be sealed and painted or otherwise serviced.

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

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

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

5.5. As a recommended upgrade, we recommend that the exposed wood that extends beyond the eave area, such as beams, columns or other wood members should be sealed and flashed to prevent moisture damage.

## *Exterior Continued*

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

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

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## *Exterior Continued*

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

## *Exterior Continued*

## *6. Electrical Components*

Observations:

6.1. The exterior outlets are functional, but we were unable to verify if they are GFCI protected due to personal contents within the garage blocking access to the outlets as typically the reset location is in this area.

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

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

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## *7. Sliding Glass Doors and Screens*

Observations:

7.1. The sliding glass doors are tempered and in acceptable condition.

## *Exterior Continued*

## *8. Windows*

Observations:

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

8.2. Dual-pane windows are present that includes hermetic seals. Hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed 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. The fences and gates have damage that is commensurate with their age such as loose or missing boards and or posts which could be repaired but which is not absolutely essential.

9.2. Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

9.3. 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.

Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

## *Exterior Continued*

## *10. Landscaping*

Observations:

10.1. 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.

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.

## *11. Decks*

Observations:

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

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

# Exterior Continued

## 12. Patio Room

Observations:

12.1. The Patio room is located adjacent to the bedroom 2.

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

12.3. The lights are functional.

12.4. The walls and ceiling are in acceptable condition.

12.5. The floor has no significant defects.

The Patio room is located adjacent to the bedroom 2.

There is exposed romex that should be protected by installing the romex inside the wall cavity, or properly wired into conduit.

# Foundation Comments

## 1. Crawlspace Observations

Observations:

1.1. A portion of the foundation appears to be built on sleepers, and therefore cannot be accessed. We will point out what features allowed us to arrive at this conclusion and elaborate, but you should seek a second opinion from a specialist.

# Foundation Comments Continued

## 2. Slab Foundation

Observations:

2.1. 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.

2.2. 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.

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

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

# Roofing

## 1. Roof Gutters

Observations:

1.1. 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.

1.2. The gutters need to be cleaned to drain properly.

## *Roofing Continued*

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.

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.

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

2.3. 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.

2.4. A portion of the composition shingle roof was installed on a roof with less than a three-twelve pitch, which is typically the minimum pitch recommended by the manufacturers of composition shingles. Therefore, you should request the installation permit from the sellers, which will not only reveal the exact age of the roof and any warranty or guarantee that might be applicable but will confirm a professional installation, or you may wish to have a roofing contractor comment on this issue.

2.5. The roof flashings are in acceptable condition.

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

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

## *Roofing Continued*

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

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.

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

A portion of the composition shingle roof was installed on a roof with less than a three-twelve pitch, which is typically the minimum pitch recommended by the manufacturers of composition shingles. Therefore, you should request the installation permit from the sellers, which will not only reveal the exact age of the roof and any warranty or guarantee that might be applicable but will confirm a professional installation, or you may wish to have a roofing contractor comment on this issue.

## *Fireplace*

# *Fireplace Continued*

## *1. Living Fireplace Comments*

Observations:

1.1. The chimney is a pre-fabricated 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 fireplace is in acceptable condition.

1.3. The chimney damper is functional.

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 may want to ask the sellers when the flue was last cleaned.

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

1.7. The fireplace glass doors are functional.

1.8. The fireplace hearth is in acceptable condition.

1.9. The fireplace mantle is in acceptable condition.

The fireplace is in acceptable condition.

# *Plumbing Components Continued*
# *Plumbing Components*

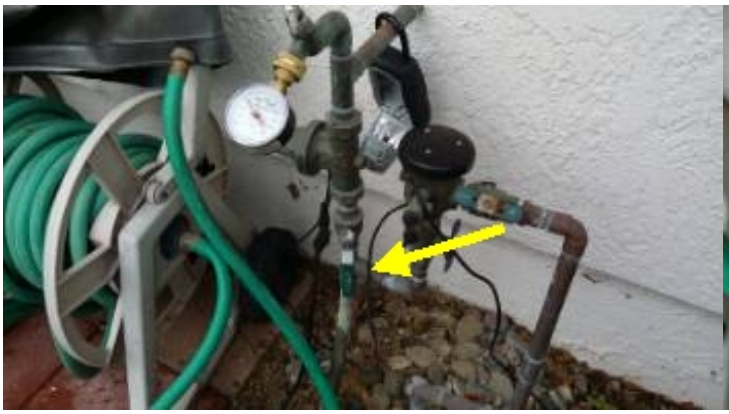
## *1. Water Supply Comments*

Observations:

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

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

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 inside walls and we can only view the pipes as they exits walls.



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


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

## *2. Gas Service Information*

Observations:

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

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

## *Plumbing Components Continued*

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

## *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 are functional, but we may not have located and tested every one on the property.

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

## *Plumbing Components Continued*

### *4. Gas Water Heater Comments*

Observations:

4.1. Hot water is provided by a 38 gallon gas water heater that is located in the garage

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

4.3. The water heater is about 4 years old.

4.4. 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.

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

4.6. The vent pipe is functional.

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

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

4.9. The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

4.10. There are no vents in the garage to provide combustion air for the water heater. However, this area is not hermetically sealed and could be large enough to support combustion, but you should seek a second opinion.

4.11. The water heater is seismically secured.

4.12. A transition spacer is missing where the vent pipe enters the attic or wall cavity which should be installed.

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

## *Plumbing Components Continued*

The water heater is about 4 years old.

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

## *5. Waste and Drain Systems*

Observations:

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

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

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

## *Electrical Service Panels*

# *Electrical Service Panels Continued*

## *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 sideof the home or unit.

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

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

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

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

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

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

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

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

## *Electrical Service Panels Continued*

The residence is served by a 100 amp main electrical panel, located at the left sideof the home or unit.

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

## *Interior Living Space*

### *1. Main Entry*

Observations:

1.1. The front door is functional.

1.2. The lights are functional.

1.3. The walls and ceiling are in acceptable condition.

1.4. The floor has no significant defects.

The front door is functional.

## *Interior Living Space Continued*

## *2. Living Room*

Observations:

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

2.2. The walls and ceiling are in acceptable condition.

2.3. The floor has no significant defects.

The living room is located adjacent to the main entry.

## *3. Family Room*

Observations:

3.1. The family room is located adjacent to the office.

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

3.3. The lights are functional.

3.4. The walls and ceiling are in acceptable condition.

3.5. The floor has no significant defects.

## *Interior Living Space Continued*

The family room is located adjacent to the office.

## *4. Office*

Observations:

4.1. The office is located adjacent to the Laundry room or area.

4.2. The lights are functional.

4.3. The walls and ceiling are in acceptable condition.

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

The office is located adjacent to the Laundry room or area.

## *Interior Living Space Continued*

### *5. Breakfast-Dining Area*

Observations:

5.1. The breakfast room is located adjacent to the kitchen.

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

The breakfast room is located adjacent to the kitchen.

## *Bedrooms*

### *1. Master Bedroom Observations*

Observations:

1.1. This bedroom is located at the end of the hall to the right.

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

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

## *Bedrooms Continued*

This bedroom is located at the end of the hall to the right.

## *2. Bedroom 2*

Observations:

2.1. This bedroom is located at the end of 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.

This bedroom is located at the end of the hallway.

## *Kitchen*

# *Kitchen Continued*

## *1. General Comments*

Observations:

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

## *2. Cabinets*

Observations:

2.1. The 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 lights are functional.

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

# *Kitchen Continued*

## *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.

5.2. The kitchen exhaust fan is functional and a type that vents internally.

## *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. Gas Range & Cook Top*

Observations:

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

## *10. Walls/Ceilings & Doors*

Observations:

10.1. The walls and ceiling are in acceptable condition.

## *11. Flooring*

Observations:

11.1. The floor has no significant defects.

# *Bathrooms Continued*

## *Bathrooms*

### *1. Master Bathroom Observations*

Observations:

1.1. The master bathroom is a three-quarter, and is located adjacent to the master bedroom.

1.2. The cabinets have typical, cosmetic damage.

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 lights are functional.

1.8. The toilet is functional.

1.9. The toilet is identified as being a low-flush type.

1.10. The stall shower is functional.

1.11. 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.

1.12. The bathroom sink outlet has a has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

## *Bathrooms Continued*

The master bathroom is a three-quarter, and is located adjacent to the master bedroom.

The bathroom sink outlet has a has an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

## *Bathrooms Continued*

### *2. Hallway Bathroom*

Observations:

2.1. The hallway bathroom is a full, and is located adjacent to the main hallwy.

2.2. The cabinets have typical, cosmetic damage.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

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

2.7. The trap and drain are functional.

2.8. The lights are functional.

2.9. The exhaust fan is functional.

2.10. The toilet is functional.

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

2.12. The tub-shower is functional.

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

## Bathrooms Continued

The hallway bathroom is a full, and is located adjacent to the main hallwy.

## Laundry

### 1. Laundry Room

Observations:

1.1. The laundry room is located adjacent to the garage.

1.2. The Laundry room 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 outlets that were tested are functional.

1.4. The lights are functional.

1.5. The exhaust fan is functional.

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

1.7. A gas supply valve is installed but needs an approved connector to connect gas to the dryer, which is not required and you should have one already installed it you have a gas dryer. Gas valve is required to be capped when not in use.

## *Laundry Continued*

Damaged dryer vent

The laundry room is located adjacent to the garage.

The dryer vent is routed through an inaccessible substructure and should be serviced.


A gas supply valve is installed but needs an approved connector to connect gas to the dryer, which is not required and you should have one already installed it you have a gas dryer. Gas valve is required to be capped when not in use.

## *Heating & Air conditioning*

## *Heating & Air conditioning Continued*

### *1. Forced Air Furnace*

Observations:

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

1.2. The furnace is functional. We recommend that the furnace be serviced before every heating season. You may want to ask the sellers when the furnace was last serviced.

1.3. The vent pipe is functional.

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

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

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

1.7. The circulating fan is clean and functional.

1.8. The thermostat is functional.

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

1.10. The registers are reasonably clean and functional.

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

## *Attic's*

## *Attic's Continued*

## *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. We evaluated the attic from the access due the small size of the attic.

1.3. The lights are functional.

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

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

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

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. The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the

## *Attic's Continued*

occupants.

## *Garages*

### *1. Double-Car Garage*

Observations:

1.1. 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.

1.2. 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.

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

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

1.5. The parking space has been restricted by the addition of storage shelves or a workbench. Therefore, it would be prudent for you to see that the parking space is adequate to accommodate your vehicles.

1.6. The lights are functional, and do not need service at this time.

1.7. Shop lights were added that are not permanently wired.

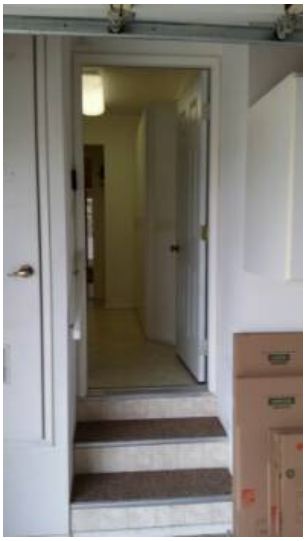
1.8. The garage door and its hardware are functional.

1.9. The garage door opener is functional.

1.10. The infra red auto-reversing sensor mechanisms are functional but located higher than the recommend six inches above grade.

1.11. The house entry door is not self-closing and should be serviced.

## *Garages Continued*



The house entry door is not self-closing and should be serviced.

The infra red auto-reversing sensor mechanisms are functional but located higher than the recommend six inches above grade.

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. |
| Combustion Air | The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low. |
| 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. |