Cornerstone Inspection

Property Inspection Report



710 Crystal Way, Nipomo, CA 93444
Inspection prepared for: Salvador Villanueva
Real Estate Agent: Mari Buenrostro - Professional Realty Solutions

Date of Inspection: 9/1/2026 Time: 9:00 AM
Age of Home: 1989 Size: 1581
Weather: Clear
Order ID: 14182

Inspector: Peter Ruiz
CREIA #167160
P.O. Box 1511, Pismo Beach, 93449
Phone: 805-704-3147
Email: peter@cornerstonecentralcoast.com

CORNERSTONE INSPECTION

Table Of Contents

REPORT SUMMARY 3-4
Site and Other Comments 5
Exterior 6-15
Foundation Comments 16
Roofing 17-18
Fireplace 19-20
Plumbing Components 21-26
Electrical Service Panels 27-28
Interior Space 29
Bedrooms 29-30
Kitchen 31-32
Bathrooms 33-35
Laundry 36-37
Heating & Air conditioning 38-39
Attics 40-41
Garages 42-43

INTRODUCTION

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

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

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

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

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

This report is the exclusive property of Cornerstone Inspection, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

REPORT SUMMARY

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

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. 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 living area 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 11 Item: 6	Electrical Components	6.3. The exterior outlets are functional, but should be upgraded to have ground-fault protection. 6.4. One or more outlets at the front are damaged and should be evaluated and serviced by a licensed electrical contractor. 6.5. A ground-fault protected outlet in the rear of the house does not trip on test, and should be serviced.
Plumbing Components		
Page 21 Item: 2	Water Supply Comments	2.5. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.
Page 25 Item: 5	Gas Water Heater Comments	5.14. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.
Kitchen		
Page 32 Item: 4	Electrical Components	4.2. One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.

Page 33 Item: 10	Gas Range & Cook Top	10.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.
Bathrooms		
Page 34 Item: 1	Master Bathroom Observations	1.14. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the hallway bathroom. 1.15. The toilet is loose, and should be secured, as this could be a safety hazard.
Page 35 Item: 2	Hallway Bathroom	2.14. The toilet is loose, and should be secured, as this could be a safety hazard.
Heating & Air conditioning		
Page 39 Item: 1	Forced Air Furnace	1.12. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.
Garages		
Page 42 Item: 1	Double-Car Garage	1.12. The house entry door is not self-closing and latching and should be serviced for optimal safety. 1.13. The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit, and should be replaced with a latch type for optimal safety. 1.14. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were not present during the inspection.

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

1.3. Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

1.4. If you have received this report from the seller(s) of the property, or a real estate agent in order to help satisfy part of their transfer discloser obligation, you should not rely on this report for your evaluation of the property as this report is proprietary to our client and Cornerstone Inspection, Inc. Our inspection has a signed, written agreement and a Standards of Practice that is not in place for any third party or subsequent buyer of this property. Our report is valid for the day of our inspection only, as conditions both inside and outside the home will have certainly changed and will not be reflected in this report.

1.5. We do not inspect window coverings as a part of our service.

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

1.7. We prefer to have our clients present during or immediately following the inspection, so that we can elaborate on what may well be complicated or technical issues that may be challenging for the layperson to effectively communicate. Therefore, to avoid any misunderstandings or miscommunications, we strongly encourage anyone utilizing this report to read the entire report, not just the summary, and to consult with us directly regarding any questions or concerns. In addition, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others.

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

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

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

1.11. The home has an intercom or speaker system that we do not have the expertise to evaluate.

Site and Other Comments (continued)

1.12. The home includes a security system that we do not have the expertise to evaluate and typically requires a third party to activate.

2. Environmental Comments

Observations:

2.1. The carbon-monoxide detectors responded to the test button, but should be checked periodically.

2.2. It is recommended that smoke alarms older than 10 years old be replaced due to safety concerns, as the sensors may no longer be effective.

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, as they provide the most effective barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may be hidden or difficult to detect without the proper conditions present. For example, we may discover leaking windows while it is raining that may not have been apparent otherwise.

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

Exterior (continued)

2. Grading and Drainage

Observations:

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

2.2. Drainage is facilitated by soil percolation, hard surfaces, and full or partial gutters. Such conditions may be acceptable but are not ideal. You may wish to have an evaluation by a specialist. We did not see any evidence of moisture threatening the living space.

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

3. Exterior Wall Cladding

Observations:

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

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

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

3.4. The siding needs typical maintenance, such as sealing and painting. This should include caulking and filling gaps or openings such as small cracks or openings at hose bibs, and sealing with a proper primer-sealer, then one or two finish coats.

3.5. There are small cracks in the stucco, which are quite common, and which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have an evaluation by a specialist.

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.

3.7. There are stains present on the stucco that may be difficult to remove.

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

Exterior (continued)



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



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



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



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

Exterior (continued)



There are stains present on the stucco that may be difficult to remove.

4. Hard Surfaces

Observations:

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

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

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

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



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



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

Exterior (continued)



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



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

5. Wood Trim, Facia and Eave

Observations:

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

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



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



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

Exterior (continued)

6. Electrical Components

Observations:

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

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

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

6.4. One or more outlets at the front are damaged and should be evaluated and serviced by a licensed electrical contractor.

6.5. A ground-fault protected outlet in the rear of the house does not trip on test, and should be serviced.



One or more outlets at the front are damaged and should be evaluated and serviced by a licensed electrical contractor.



A ground-fault protected outlet in the rear of the house does not trip on test, and should be serviced.

Exterior (continued)



A ground-fault protected outlet in the rear of the house does not trip on test, and should be serviced.

7. Doors

Observations:

7.1. Damage was noted to the exterior door. There are many sizes and styles of exterior doors, many are no longer available and an exact match may not be possible. Refer to the pest report for further clarification.



Damage was noted to the exterior door. There are many sizes and styles of exterior doors, many are no longer available and an exact match may not be possible. Refer to the pest report for further clarification.

8. Sliding Glass Doors and Screens

Observations:

8.1. The sliding glass door is tempered and in acceptable condition.

8.2. The slider screen is damaged, and you may wish to have it repaired or replaced.

Exterior (continued)



The slider screen is damaged, and you may wish to have it repaired or replaced.

9. Windows

Observations:

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

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

9.3. 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.

9.4. One or more of the window screens are damaged, and you may wish to have them repaired or replaced.

Exterior (continued)

10. Fences and Gates

Observations:

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

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

10.3. Sections of the fence are leaning or damaged and should be repaired or replaced.

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

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

10.6. The gates need typical maintenance-type service to open, close, or latch easily.



Sections of the fence are leaning or damaged and should be repaired or replaced.



Sections of the fence are leaning or damaged and should be repaired or replaced.

11. Yard and Retaining Walls

Observations:

11.1. The railroad-tie or wooden yard walls, though functional, have no structural value as retaining walls and will need to be periodically monitored for movement.

Exterior (continued)

12. Landscaping

Observations:

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

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

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



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

13. Patio Room

Observations:

13.1. The patio room is located adjacent to the dining room.

13.2. 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 qualified specialist.

Exterior (continued)



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



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 qualified specialist.

Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably, from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both of these improvements. 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 nor lift carpeting and/or 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, under which most authorities regard 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 inch 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. If they are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or 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 our recommendation should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

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

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

Roofing

1. Roof Gutters

Observations:

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

1.2. It would be prudent to have splash blocks installed at the bottom of the downspouts, to divert water away from the house and its foundation.

1.3. We recommend that you install gutter guards to restrict leaves and other debris from entering the gutter system, which could restrict proper drainage.

Roofing (continued)

2. Composition Shingle Observations

Observations:

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

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

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

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

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

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

Roofing (continued)



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



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



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

Fireplace

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 firebox is in acceptable condition.

1.3. A damper-stop is recommended as a safety feature of the gas log fire, which prevents it from being fully closed.

1.4. The gas log starter in the fireplace 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 fireplace mantle is in acceptable condition.

1.9. The sheet metal chase cover, which is designed to seal the chimney wall and shed rainwater, is damaged, deteriorated, or rusted and should be serviced by a certified fireplace specialist.

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

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

1.12. The chimney flashings are in acceptable condition.



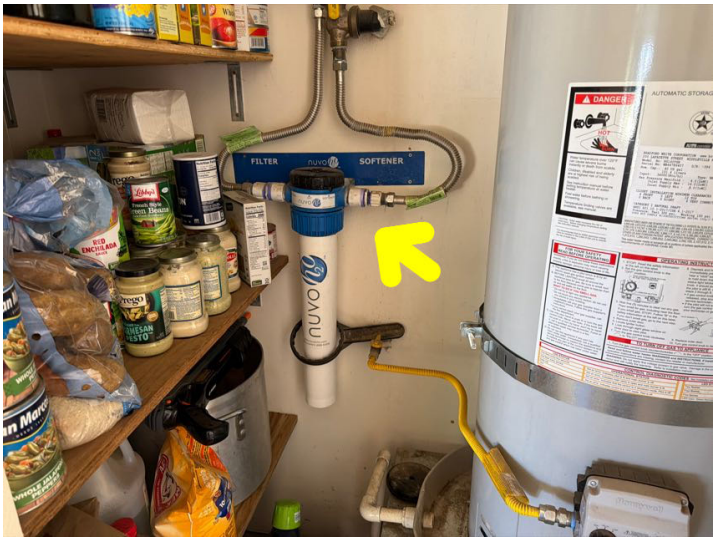
The sheet metal chase cover, which is designed to seal the chimney wall and shed rainwater, is damaged, deteriorated, or rusted and should be serviced by a certified fireplace specialist.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. The water supply system includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.



The water supply system includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

2. Water Supply Comments

Observations:

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

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

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

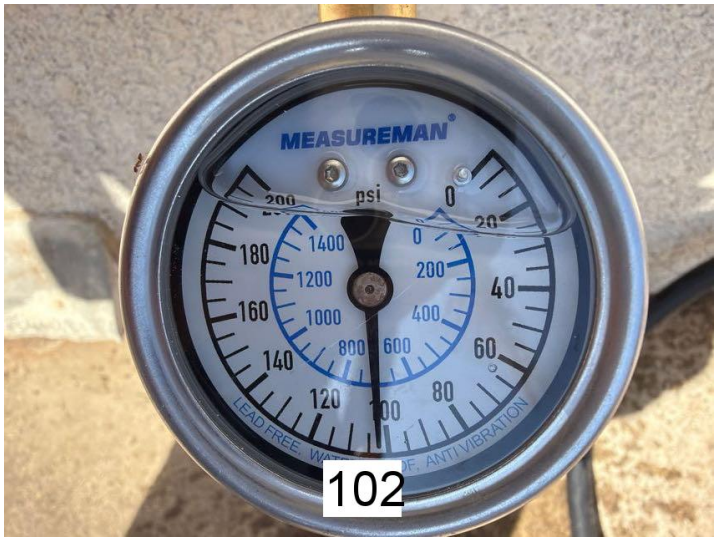
2.4. The potable water pipes are in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are located inside walls, and we can only view the pipes as they exit the walls.

2.5. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.

Plumbing Components (continued)



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



The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.



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

Plumbing Components (continued)

3. Gas Service Information

Observations:

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

3.2. The gas main shut-off is located on the 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 to the gas meter to facilitate an emergency shut off.



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

4. Irrigation and Hose Bibb Information

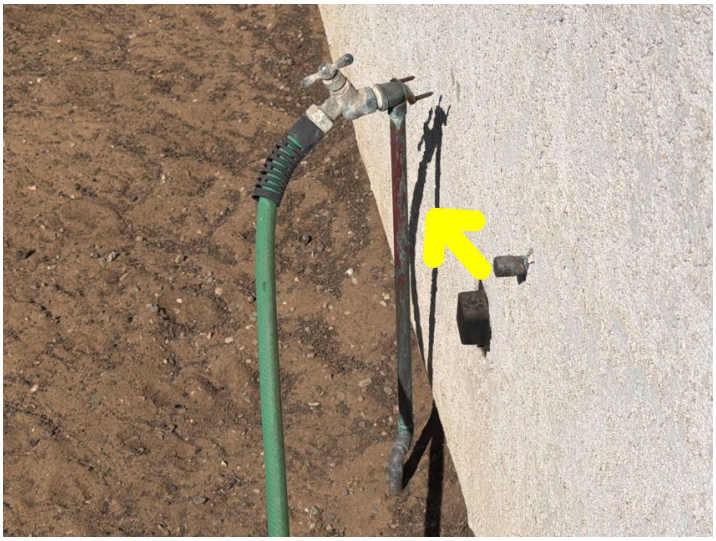
Observations:

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

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

4.3. A hose bib on the right side is not fully secured and should be serviced by a qualified plumbing contractor.

Plumbing Components (continued)



A hose bib on the right side is not fully secured and should be serviced by a qualified plumbing contractor.

Plumbing Components (continued)

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 40 gallon gas water heater that is located in the laundry area.

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 6 years old.

5.4. 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 are susceptible to damage due to the lack of use.

5.5. 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.

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

5.7. There is no drip leg, which is required by current standards.

5.8. The vent pipe is functional.

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

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

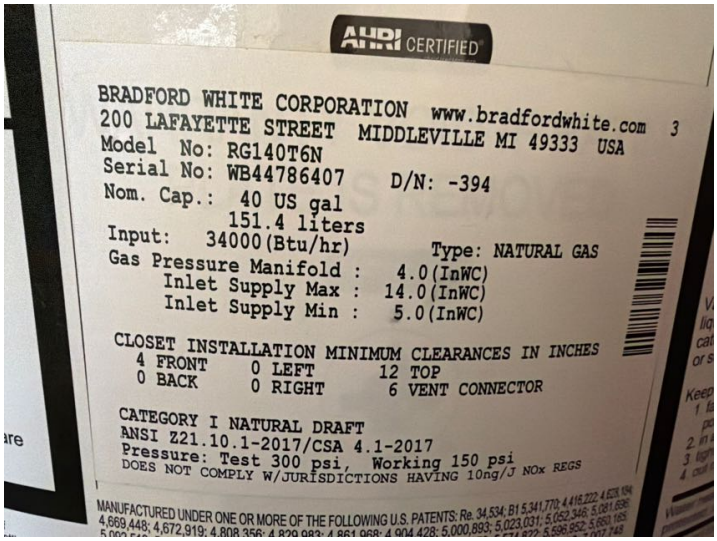
5.11. The water heater is equipped with a drip pan and a drainpipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

5.12. We recommend adding a moisture sensor to the pan, which will alert to the presence of a water leak. Many of the sensors are wireless and can be controlled with home automation systems or virtual assistant apps.

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

5.14. The hot water heater is strapped but not braced properly and should be serviced. Current standards require that the water heater must be strapped AND braced to resist seismic motion.

Plumbing Components (continued)



Hot water is provided by a 40 gallon gas water heater that is located in the laundry area.



There is no drip leg, which is required by current standards.

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. This property is served by a private waste system that we do not have the expertise to inspect. We recommend the septic system be evaluated by a qualified specialist. Furthermore, we also recommend the use of biodegradable tissues, soaps, detergents, and other non bleach cleaners. We recommend you avoid deposing grease, flushable wipes, feminine products and other foreign objects within the system.

6.5. A clean-out is located at the front.

Plumbing Components (continued)



This property is served by a private waste system that we do not have the expertise to inspect. We recommend the septic system be evaluated by a qualified specialist. Furthermore, we also recommend the use of biodegradable tissues, soaps, detergents, and other non bleach cleaners. We recommend you avoid deposing grease, flushable wipes, feminine products and other foreign objects within the system.



A clean-out is located at the front.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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

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

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

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

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

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

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

1.9. The main electrical panel is grounded to a water pipe.

1.10. We could not determine the point at which the electrical panel is secondarily grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. However, a water pipe ground may have been removed when the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded.



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

Interior Space

1. Main Entry

Observations:

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

2. Living Room

Observations:

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

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

3. Dining Room

Observations:

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

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

4. Main Hallway

Observations:

4.1. This hallway leads to the bedrooms.

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

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

4.4. The carbon monoxide detector responded to the test button, but should be checked periodically.

Bedrooms

1. Master Bedroom Observations

Observations:

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

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

1.3. It would be prudent to adjust or replace the door stop at the door to protect the wall into which it opens.

Bedrooms (continued)

2. Bedroom 2

Observations:

2.1. This bedroom is located at the 1st bedroom door on the left going down the main hallway.

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

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

3. Bedroom 3

Observations:

3.1. This bedroom is located at the 1st bedroom door on the right going down the main hallway.

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

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

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

4. Bedroom 4

Observations:

4.1. This bedroom is located adjacent to the laundry room.

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

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

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



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

Kitchen

1. General Comments

Observations:

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

2. Cabinets

Observations:

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

2.2. The wall within the kitchen sink cabinet has been opened for a repair and should be restored.



The wall within the kitchen sink cabinet has been opened for a repair and should be restored.

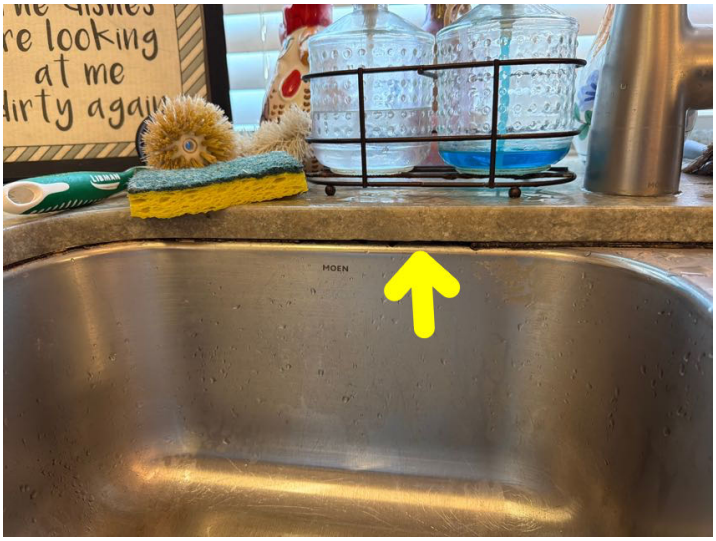
3. Countertop

Observations:

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

3.2. An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

Kitchen (continued)



An open seam between the sink and the counter top needs to be caulked or re-grouted to forestall moisture intrusion.

4. Electrical Components

Observations:

4.1. The lights are functional.

4.2. One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.



One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.

5. Microwave Oven

Observations:

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

Kitchen (continued)

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

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

6.4. The trap and drain are functional.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional.

9. Exhaust Fan

Observations:

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

10. Gas Range & Cook Top

Observations:

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

10.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

Bathrooms

1. Master Bathroom Observations

Observations:

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

1.2. The cabinets have typical cosmetic damage, or that which is commensurate with age.

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

1.4. There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.

1.5. The bathroom sink has cosmetic damage, such as stained or worn porcelain.

1.6. A mechanical sink stopper is incomplete and should be serviced.

1.7. The trap and drain are functional.

1.8. The lights are functional.

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

1.10. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

1.11. The tub-shower is functional and the showerhead is 2.5 gpm.

1.12. The showerhead pipe is loose and should be serviced.

1.13. There is moisture damaged drywall/baseboard adjacent to the tub or shower, which is not uncommon but should be repaired.

1.14. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the hallway bathroom.

1.15. The toilet is loose, and should be secured, as this could be a safety hazard.

Bathrooms (continued)



There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.

2. Hallway Bathroom

Observations:

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

2.2. The cabinets are in acceptable condition.

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. A sink faucet handle is loose, and should be secured.

2.7. The trap and drain are functional.

2.8. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.

2.9. The lights are functional.

2.10. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

2.11. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

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

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

2.14. The toilet is loose, and should be secured, as this could be a safety hazard.

Bathrooms (continued)



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



A sink faucet handle is loose, and should be secured.

Laundry

1. Laundry Room

Observations:

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

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

1.3. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.

1.4. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.

1.5. The gas line and its components were obstructed from view and were not inspected.

1.6. The outlets that were tested are functional.

1.7. There is no visible 220 outlet for electric dryers. One may be able to be installed and you should consult with a licensed electrician regarding this issue if a 220 outlet is needed.

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

1.9. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.

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

1.11. The exterior door is functional but it is not weather sealed.

1.12. The threshold is loose and should be serviced for optimal safety.

1.13. One or more windows 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, which implies that the seal has failed.

1.14. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

1.15. The floor slopes and was probably once an exterior surface, such as that of a porch or patio.

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

Laundry (continued)



One or more windows 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, which implies that the seal has failed.



The threshold is loose and should be serviced for optimal safety.

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. Serial Number 4686K00751 - Manufactured 1986

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

1.7. The blades and motor on the circulating fan and motor are dirty. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service. We recommend that an HVAC contractor clean, service and evaluate the furnace.

1.8. The thermostat is functional.

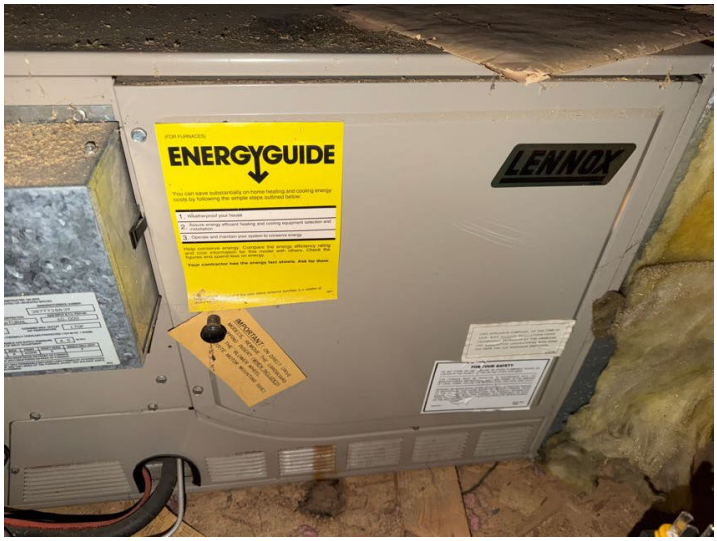
1.9. The ducts are a fairly modern flexible type that are comprised of a clear inner liner and an outer plastic shell that contains fiberglass insulation. However, the outer shell has been found to be susceptible to ultra-violet contamination, which causes the outer shell to deteriorate and, therefore,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

1.10. The registers are reasonably clean and functional.

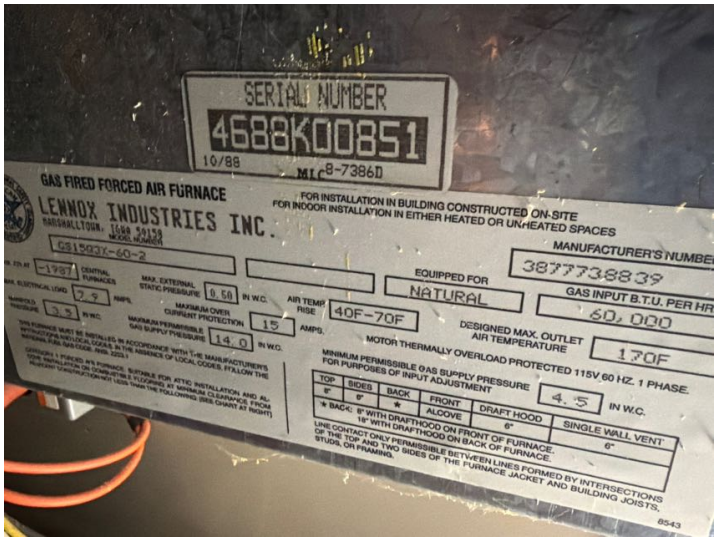
1.11. There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

1.12. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.

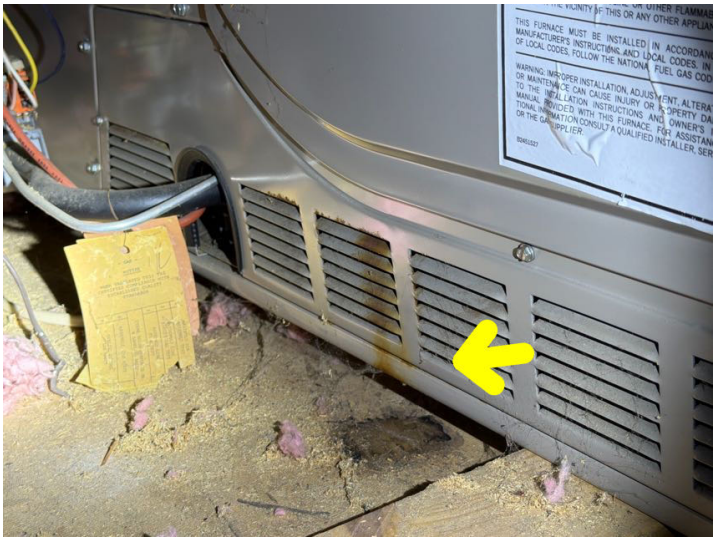
Heating & Air conditioning (continued)



The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue. We recommend that you have it serviced and evaluated by an HVAC contractor prior to the close of the inspection period.



Serial Number 4686K00751 - Manufactured 1986



There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

Attics

1. Attic

Observations:

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

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

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due to the amount of insulation, conditions of clearance, and/or obstructions. We were able to access approximately 90% of the attic.

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

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

1.7. The visible roof framing consists of a factory-built truss system that is in acceptable condition. It is composed 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, to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

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

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

1.10. The heat vents appear to be functional.

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

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

1.13. The attic is well insulated with approximately nine inches or more of blown-in insulation, which meets or is close to current standards. 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 older type of insulation, because this is a personal decision that is best made by the owners or the occupants.

Garages

1. Double-Car Garage

Observations:

1.1. The house entry door handle/hardware is loose and should be serviced.

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

1.3. The ventilation ports are functional.

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 of them and other components of the garage.

1.6. The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.

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

1.8. One or more lights are missing their globe or cover and should be serviced.

1.9. The garage door and its hardware are functional.

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

1.11. The garage door opener does not respond and should be serviced.

1.12. The house entry door is not self-closing and latching and should be serviced for optimal safety.

1.13. The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit, and should be replaced with a latch type for optimal safety.

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

Garages (continued)



The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit, and should be replaced with a latch type for optimal safety.



The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.



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