

Cornerstone Inspection

Property Inspection Report



2650 Main St, Unit 7, Cambria, CA 93428
Inspection prepared for: Patrick Forrest
Real Estate Agent: -

Date of Inspection: 2/8/2024 Time: 10:00 AM
Age of Home: 1971 Size: 800
Weather: Overcast
Order ID: 10402

Inspector: Peter Ruiz
CREIA #167160
1198 Galeria Ct, Atascadero, 93422
Phone: 805-704-3147
Email: peter@cornerstonecentralcoast.com

 **CORNERSTONE**
INSPECTION

Table Of Contents

REPORT SUMMARY	3-4
Site and Other Comments	5
Exterior	6-9
Plumbing Components	10-12
Electrical Service Panels	13-14
Interior Space	15
Bedrooms	16-17
Kitchen	18-20
Bathrooms	21-23
Laundry	24
Heating & Air conditioning	25

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

Site and Other Comments

Page 6 Item: 2	Environmental Comments	2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance. 2.4. Current standards require at least one smoke alarm installed on every level of a home. One of the levels of the residence does not contain a functional smoke detector, which should be serviced.
----------------	------------------------	---

Exterior

Page 9 Item: 6	Electrical Components	6.3. The exterior outlets are functional, but should be upgraded to have ground-fault protection.
----------------	-----------------------	---

Bedrooms

Page 16 Item: 1	Bedroom 1	1.4. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 1.5. The closet light is missing its globe or cover, which should be installed to improve safety.
Page 17 Item: 2	Bedroom 2	2.5. There is no smoke alarm, and although one may not be mandated it is strongly recommended. 2.6. The closet light is missing its globe or cover, which should be installed to improve safety.

Kitchen

Page 19 Item: 4	Electrical Components	4.3. 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. 4.4. One or more outlet covers are missing or broken and should be serviced.
-----------------	-----------------------	---

Bathrooms

Page 21 Item: 1	Upstairs Hallway Bathroom	1.14. There is a leak at the trap arm below the sink, which should be repaired by a qualified plumbing contractor. 1.15. The outlets are functional, but should be upgraded to have ground-fault protection.
Page 23 Item: 2	Powder Room	2.11. The outlets are functional, but should be upgraded to have ground-fault protection.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The buyers/clients were 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. However, there are blinds present with pull cords that have been found to be a choke hazard, especially if small children occupy the home. These cords should be secured within the window sill area at a point where they can only be reached by an adult.

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

1.7. 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.

1.8. 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.

1.9. Because this is a condominium inspection, we do not evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are the responsibility of the association. Therefore, you should review the homeowner's association 'Pro Forma Operating Budget', which should include a 'Reserve Study' as required by California Civil Code Section 1365. The operating budget should also include a statement of existing funds and a funding strategy to cover major repair and replacement costs.

1.10. We do not evaluate or inspect Central Vacuum systems, which are a specialty item. You should have the sellers demonstrate its features and service history.

Site and Other Comments (continued)



We do not evaluate or inspect Central Vacuum systems, which are a specialty item. You should have the sellers demonstrate its features and service history.

2. Environmental Comments

Observations:

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

2.2. 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.

2.3. There are no carbon monoxide detectors present. Carbon monoxide alarms are an important safety component that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance.

2.4. Current standards require at least one smoke alarm installed on every level of a home. One of the levels of the residence does not contain a functional smoke detector, which should be serviced.

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.

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

Exterior (continued)



The siding needs typical maintenance such as sealing and painting.

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. Asphalt driveways are not as durable as concrete ones and typically develop cracks.
- 4.4. We recommend periodically sealing and repairing the asphalt surface to extend its life and maintain appearance.
- 4.5. The driveway is shared or part of an easement. Refer to disclosures on responsibilities of maintenance cost.
- 4.6. The walkways are in acceptable condition.
- 4.7. The patio surface is in acceptable condition.
- 4.8. 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.

Exterior (continued)



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

5. Wood Trim, Fascia and Eave

Observations:

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

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.

7. Sliding Glass Doors and Screens

Observations:

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

Exterior (continued)

8. Windows

Observations:

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

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

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

9. Yard and Retaining Walls

Observations:

9.1. There are typical cracks in the stucco covering the yard walls which you should view for yourself. Such cracks are common, and are generally not structural.

9.2. It should be disclosed who is responsible for the yard walls that are located at this property.

10. Landscaping

Observations:

10.1. 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.

Plumbing Components

1. Water Supply Comments

Observations:

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

1.2. Plumbing is central to the complex, including the production of hot water, and is under the jurisdiction of the Home Owners' Association. However, we only evaluate plumbing components that are located within the unit itself and note any deficiencies within the report.

1.3. 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.

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

1.5. We were unable to determine the water pressure due to locks on the hose bibs, as well as the water supply being under the jurisdiction of the HOA management. We recommend having the pressure checked by a qualified specialist.



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

2. Irrigation and Hose Bibb Information

Observations:

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

2.2. The hose bibs 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.

2.3. A hose bib has been capped which implies it might have been dripping, which you may want to have evaluated.

Plumbing Components (continued)



A hose bib has been capped which implies it might have been dripping, which you may want to have evaluated.

3. Waste and Drain Systems

Observations:

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

3.2. 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 roter service, most of which are relatively inexpensive.

3.3. 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.

3.4. A clean-out is located at the rear.

Plumbing Components (continued)



A clean-out is located at the rear.

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 an unknown amp main electrical panel, located at the left side of the home or unit.

1.3. The main electric panel is under the jurisdiction of the HOA management and was not inspected.

Electrical Service Panels (continued)



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

2. Sub Panel Observations

Observations:

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

2.2. The sub panel is located at the right exterior side of the home.

2.3. Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

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

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

2.6. The wiring in the sub panel has no visible deficiencies.

2.7. The circuit breakers have no visible deficiencies.

2.8. The grounding system in the sub panel is correct.

Electrical Service Panels (continued)



The sub panel is located at the right exterior side of the home.



Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

Interior Space

1. Main Entry

Observations:

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

2. Living Room

Observations:

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

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

3. Upstairs Hallway

Observations:

3.1. This hallway leads to the bedrooms.

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

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

Interior Space (continued)

4. Stairs

Observations:

4.1. The handrail does not return which is required at the top and bottom of the stairs which is required by current building standards. This condition could allow a purse or clothing to initiate a fall.

4.2. The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.



The handrail does not return which is required at the top and bottom of the stairs which is required by current building standards. This condition could allow a purse or clothing to initiate a fall.



The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

Bedrooms

1. Bedroom 1

Observations:

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

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

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

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

1.5. The closet light is missing its globe or cover, which should be installed to improve safety.

Bedrooms (continued)



The closet light is missing its globe or cover, which should be installed to improve safety.

2. Bedroom 2

Observations:

2.1. This bedroom is located up the stairs to the left.

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

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

2.4. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

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

2.6. The closet light is missing its globe or cover, which should be installed to improve safety.

Bedrooms (continued)



There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

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.

3. Countertop

Observations:

3.1. A typical separation between the kitchen counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.

Kitchen (continued)



A typical separation between the kitchen counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.

4. Electrical Components

Observations:

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

4.2. A ceiling light panel is missing or broken and you may wish to have it replaced.

4.3. 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.

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



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



A ceiling light does not respond and should be serviced.

Kitchen (continued)



A ceiling light panel is missing or broken and you may wish to have it replaced.

5. Sink and Faucet

Observations:

- 5.1. The sink is functional.
- 5.2. The sink faucet is functional.
- 5.3. The valves and connector below the sink are functional.
- 5.4. The trap and drain are functional.

6. Garbage Disposal Comments

Observations:

- 6.1. The garbage disposal is functional.

7. Dishwasher Comments

Observations:

- 7.1. The dishwasher is functional.

8. Exhaust Fan

Observations:

- 8.1. The exhaust fan or downdraft is functional.

Kitchen (continued)

9. Electric Range & Cook Top

Observations:

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

9.2. 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. Upstairs Hallway Bathroom

Observations:

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

1.2. The cabinets are in acceptable condition.

1.3. The sink countertop is functional.

1.4. The sink is functional.

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

1.6. The sink employs an unconventional flexible drainpipe that could contribute to blockages.

1.7. One or more ceiling lights do not respond and should be serviced.

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

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

1.10. The toilet is functional.

1.11. The toilet is identified as a low flush type, and is rated at 1.28 GPF.

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

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

1.14. There is a leak at the trap arm below the sink, which should be repaired by a qualified plumbing contractor.

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

Bathrooms (continued)



There is a leak at the trap arm below the sink, which should be repaired by a qualified plumbing contractor.



The sink employs an unconventional flexible drainpipe that could contribute to blockages.



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



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

Bathrooms (continued)



One or more ceiling lights do not respond and should be serviced.

2. Powder Room

Observations:

2.1. The powder room is a half and is located adjacent to the living room.

2.2. The cabinets are in acceptable condition.

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

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The sink employs an unconventional flexible drainpipe that could contribute to blockages.

2.7. The lights are functional.

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

2.9. The toilet is functional.

2.10. The toilet is identified as a low flush type, and is rated at 1.28 GPF.

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

Bathrooms (continued)



The sink employs an unconventional flexible drainpipe that could contribute to blockages.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within the kitchen.
- 1.2. Most if not all 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. There is no gas supplied to the laundry area. Please consult with a licensed plumber regarding bringing gas into this area for a gas dryer.
- 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.

Laundry (continued)



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

Heating & Air conditioning

1. Radiant Heating

Observations:

1.1. Heat is provided by radiant heat. The system is comprised of concealed electrical conduits within the floor or ceilings, which is assumed to be the same age as the residence.

1.2. We don't have the expertise to evaluate the radiant heat system other than to activate it. You may wish to have evaluated by a specialist for a second opinion.

1.3. The radiant heat system responded to the controls, and appears to be functional at this time.

Cornerstone Inspection

Mold Inspection Report



***2650 Main St, Unit 7, Cambria, CA 93428
Inspection prepared for: Patrick Forrest
Real Estate Agent: -***

***Date of Inspection: 2/8/2024 Time: 10:00 AM Size: 900
Order ID: 10402***

Inspector: Butch Valko

***223 Oro Drive, Arroyo Grande, 93420
Phone: 805-459-5902
Email: butch@cornerstonecentralcoast.com***

Table Of Contents

Inspection Information	2
Interior Areas	2
Bedrooms	2
Bathrooms	3
Kitchen	3

Inspection Information

1. Inspection Information

Observations:

1.1. On February 8, 2024, at the request of the client, Cornerstone Inspection, Inc. inspected the subject site for the presence of mold. We performed a limited visual inspection only. No air or samples of any kind were taken.

1.2. There was no visible mold found during our visual inspection within the living space.

Interior Areas

1. Living Room

Observations:

1.1. We conducted a mold screening survey, and did not see any visible evidence of mold.

1.2. The relative humidity is 56%, which is acceptable.

Bedrooms

1. Master Bedroom

Observations:

1.1. This bedroom is located up the stairs to the right.

1.2. There is evidence of mold within this area. However, the spores were congregated in the window sills which typically would be a mold called *cladisporium* and can simply be cleaned.

1.3. The relative humidity is 76%, which is higher than recommended. It appears that it is condensation from interior components such as shower.

2. Bedroom 2

Observations:

2.1. This bedroom is located up the stairs to the left

2.2. We conducted a mold screening survey, and did not see any visible evidence of mold.

2.3. The relative humidity is 74%, which is higher than recommended and could imply there is a moisture issue somewhere in this area. It appears that it is condensation from interior components such as shower.

Bathrooms

1. Primary Survey/Inspection and Protocol

Observations:

1.1. We conducted a mold screening survey, and did not see any visible evidence of mold.

2. Bathroom 1

Observations:

2.1. This bathroom is located downstairs.

2.2. We conducted a mold screening survey, and did not see any visible evidence of mold.

3. Upstairs Bathroom

Observations:

3.1. We conducted a mold screening survey, and did not see any visible evidence of mold.

3.2. The relative humidity is 81.2%, which is higher than recommended and could imply there is a moisture issue somewhere in this area.

Kitchen

1. Primary Survey and Inspection

Observations:

1.1. We conducted a mold screening survey, and did not see any visible evidence of mold.