

Cornerstone Inspection

Property Inspection Report



**CORNERSTONE
INSPECTION**

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Report Summary

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

On this page you will find, in **RED**, a brief summary of any critical concerns of the inspection, as they relate to Health & Safety, or could be costly to repair. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenance or recommended upgrade items will be in **BLUE**.

Informational comments will be in typical black lettering. Be sure to read your entire report.

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

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

Plumbing Components

Page 13 Item: 5	Gas Water Heater Comments	5.12. 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.
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Electrical Service Panels

Page 16 Item: 2	Sub Panel Observations	2.9. The sub-panel is located within a bedroom closet, which is not allowed by current standards, but may have been in compliance when the home was constructed.
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Interior Space

Page 16 Item: 1	Main Entry	1.3. One or more outlet covers is missing and should be installed.
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Bedrooms

Page 18 Item: 2	Bedroom 2	2.3. There is no smoke alarm, and although one may not be mandated it is strongly recommended.
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Kitchen

Page 21 Item: 10	Gas Range & Cook Top	10.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.
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Bathrooms

Page 23 Item: 2	2nd Guest Bathroom	2.14. The outlets are functional, but the left sink outlet should be upgraded to have ground-fault protection.
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Heating & Air conditioning

Page 25 Item: 1	Forced Air Furnace	1.8. 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.
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Site and Other Comments

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

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

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

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

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

Site and Other Comments (continued)

1. Site and General Information

Observations:

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

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

1.3. 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.

1.4. 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.

1.5. 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 disclosure 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.

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

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

1.8. 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.

Site and Other Comments (continued)

2. Environmental Comments

Observations:

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

2.2. It is recommended that smoke alarms older than 10 years old be replaced for safety reasons as the sensors may no longer be effective.

Exterior

1. General Comments and Disclaimers

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We may discover leaking windows while it is raining that may not have been apparent otherwise.

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

2. Hard Surfaces

Observations:

2.1. The driveway is in acceptable condition.

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

2.3. The driveway is shared or part of an easement. Refer to disclosures on responsibilities of maintenance cost.

3. Wood Trim, Facia and Eave

Observations:

3.1. Sections of the fascia, trim and eave need maintenance type service such as sealing and painting.

4. Electrical Components

Observations:

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

4.2. The lights outside the doors of the residence are functional.

Exterior (continued)



The outlets are functional and include ground-fault protection.



The lights outside the doors of the residence are functional.

5. Doors

Observations:

5.1. The finish on some of the exterior doors are weathered, and should be refinished or monitored.



The finish on some of the exterior doors are weathered, and should be refinished or monitored.

Exterior (continued)

6. Windows

Observations:

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

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

7. Fences and Gates

Observations:

7.1. 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.

7.2. The property includes an automatic gate that we did not evaluate, but which should conform to the latest safety standards, which require the gate to have an auto-reversing mechanism, a control that is within view of the gate but far enough away to safeguard the user, and barriers that protect children and animals from moving parts and potential pinch-points.

8. Balconies

Observations:

8.1. The balcony is in acceptable condition.

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

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

8.4. The balcony guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is thirty inches or more above grade.

Exterior (continued)



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

9. Guardrails

Observations:

9.1. The balcony/deck guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.

9.2. The balcony/deck guardrail is climbable, and therefore not child-safe. If children occupy or visit this property appropriate precautions should be taken to make the area more secure.

9.3. Sections of the guardrail need maintenance type service such as sealing, staining and or painting.



The balcony/deck guardrail does not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30" or more above grade.



The balcony/deck guardrail is climbable, and therefore not child-safe. If children occupy or visit this property appropriate precautions should be taken to make the area more secure.

Exterior (continued)



Sections of the guardrail need maintenance type service such as sealing, staining and or painting.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our agreement. Several brands however, such as Omega, Central, Star, and Gem, have been alleged to be defective and subject to litigation or voluntary recall. Therefore, you may wish to have the system evaluated by a fire sprinkler contractor and certified as being functional.

2. Water Supply Comments

Observations:

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

2.2. We were unable to determine which shut-off valve is for your unit. It should be disclosed to You, in case there is need for an emergency shut-off of the water.

2.3. The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.

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

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

Plumbing Components (continued)



We were unable to determine which shut-off valve is for your unit. It should be disclosed to You, in case there is need for an emergency shut-off of the water.



The water pressure entering the residence is under 80psi and a regulator is not required on the plumbing system.

3. Gas Service Information

Observations:

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

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

3.3. We were unable to determine which shut-off valve is for your unit. It should be identified and disclosed to you, in case there's need for an emergency shut-off of the gas.

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

3.5. 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.

Plumbing Components (continued)



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



We were unable to determine which shut-off valve is for your unit. It should be identified and disclosed to you, in case there's need for an emergency shut-off of the gas.

4. Irrigation and Hose Bibb Information

Observations:

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

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

Plumbing Components (continued)

5. Gas Water Heater Comments

Observations:

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

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 7 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 susceptible to damage due to the lack of use.

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

5.6. There is no drip leg which is required by today's standards.

5.7. The vent pipe is functional.

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

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

5.10. 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.

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

5.12. 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)



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.

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 roter 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.

Electrical Service Panels

1. Main Electrical Panel

Observations:

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

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



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

Electrical Service Panels (continued)

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 electrical sub panel has no visible deficiencies.

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

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

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

2.6. The residence is wired predominantly with a modern vinyl conduit known as Romex.

2.7. The circuit breakers have no visible deficiencies.

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

2.9. The sub-panel is located within a bedroom closet, which is not allowed by current standards, but may have been in compliance when the home was constructed.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. The lights are functional.

1.3. One or more outlet covers is missing and should be installed.

Interior Space (continued)



One or more outlet covers is missing and should be installed.

2. Living Room

Observations:

2.1. The living room is located adjacent to the dining room.

2.2. The lights are functional.

2.3. A lock on the window is missing or does not engage and should be serviced.

2.4. The combo smoke detector / carbon monoxide detector is functional but should be checked periodically.



A lock on the window is missing or does not engage and should be serviced.

Interior Space (continued)

3. Dining Room

Observations:

- 3.1. The Dining room is located adjacent to the main entry.
- 3.2. We have evaluated the Dining room, and found it to be in acceptable condition.
- 3.3. The lights are functional.

Bedrooms

1. Bedroom 1

Observations:

- 1.1. This bedroom is located adjacent to the dining room.
- 1.2. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.
- 1.3. It would be prudent to add a door stop at the closet door to protect the wall that it opens into.
- 1.4. The closet door knob and or hardware needs to be serviced to work smoothly.

2. Bedroom 2

Observations:

- 2.1. This bedroom is located adjacent to the living room.
- 2.2. The ceiling fan is functional but slightly rocks at high speeds and should be serviced so the fan operates smoothly.
- 2.3. There is no smoke alarm, and although one may not be mandated it is strongly recommended.

Bedrooms (continued)



The ceiling fan is functional but slightly rocks at high speeds and should be serviced so the fan operates smoothly.



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

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

3. Countertop

Observations:

3.1. The counter top is functional.

Kitchen (continued)

4. Electrical Components

Observations:

- 4.1. The outlets that were tested are functional and include ground-fault protection.
- 4.2. The lights are functional.

5. Microwave Oven

Observations:

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

6. Sink and Faucet

Observations:

- 6.1. The sink is functional.
- 6.2. The sink faucet 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 but discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard.

9. Exhaust Fan

Observations:

- 9.1. The exhaust fan or downdraft is functional.

Kitchen (continued)

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 gas cook top is functional.

10.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

Bathrooms

1. 1st Guest Bathroom

Observations:

- 1.1. This bathroom is a full and is located adjacent to the bedroom 1.
- 1.2. The cabinets have typical, cosmetic damage.
- 1.3. The sink countertop is functional.
- 1.4. The bathroom sinks are functional.
- 1.5. The sink faucets and their components are functional.
- 1.6. The trap and drain are functional.
- 1.7. The outlets are functional and include ground-fault protection.
- 1.8. A ceiling light does not respond properly or is flickering and should be serviced.
- 1.9. The exhaust fan is functional.
- 1.10. The toilet is functional.
- 1.11. The toilet is identified as being a low-flush type. 1.28gpf
- 1.12. The tub-shower is functional.
- 1.13. The tub is functional.
- 1.14. The walls have cosmetic damage that is commensurate with time and use, which you should view for yourself.
- 1.15. It would be prudent to add a door stop at the door to protect the wall that it opens into.



A ceiling light does not respond properly or is flickering and should be serviced.



The walls have cosmetic damage that is commensurate with time and use, which you should view for yourself.

Bathrooms (continued)

2. 2nd Guest Bathroom

Observations:

- 2.1. This bathroom is a three-quarter and is located adjacent to the bedroom 2.
- 2.2. The cabinets have typical, cosmetic damage.
- 2.3. The sink countertop is functional.
- 2.4. The bathroom sinks are functional.
- 2.5. The sink faucets and their components are functional.
- 2.6. The trap and drain are functional.
- 2.7. The right sink outlet is functional and includes ground-fault protection.
- 2.8. The lights are functional.
- 2.9. The exhaust fan is functional.
- 2.10. The toilet is functional.
- 2.11. The toilet is identified as being a low-flush type. 1.28gpf
- 2.12. The stall shower is functional.
- 2.13. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.
- 2.14. The outlets are functional, but the left sink outlet should be upgraded to have ground-fault protection.



The outlets are functional, but the left sink outlet should be upgraded to have ground-fault protection.

Laundry

1. Laundry Area

Observations:

- 1.1. The laundry area is located within main entry.
- 1.2. The water supply to washing machines is commonly left on, and over time, the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are coupled with emergency water shut off devices for better protection.
- 1.3. The dryer vent appears to vent vertically. The lint trap must be kept clean because trapped lint can eventually turn into a fire hazard.
- 1.4. The gas control valve and its connector is presumed to be functional.
- 1.5. The outlets that were tested are functional.
- 1.6. The 220 volt receptacle is functional but is 3 prong. New electric dryers have a 4 prong appliance cord and may need to upgrade or adapt to this connection.
- 1.7. The lights are functional.
- 1.8. There is no exhaust fan or openable window, which is required by current standards and should be evaluated and serviced as needed for optimal safety.

Heating & Air conditioning

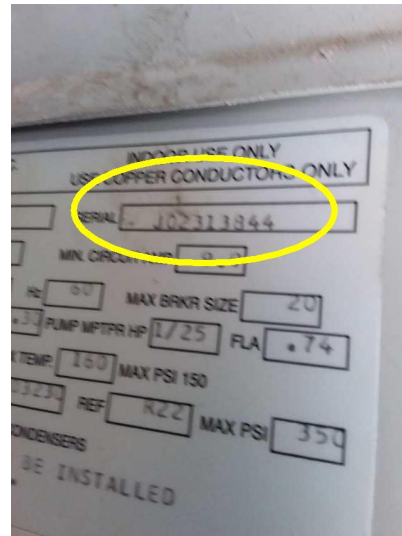
1. Forced Air Furnace

Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in an exterior closet.
- 1.2. The burners and heat exchanger are sealed and cannot be viewed.
- 1.3. The light in the appliance closet does not respond and should be serviced.
- 1.4. The thermostat is functional.
- 1.5. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.
- 1.6. Significant portions of the supply ducts are concealed and cannot be viewed.
- 1.7. The registers are reasonably clean and functional.
- 1.8. 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.



Central heat is provided by a forced-air furnace that is located in an exterior closet.



Serial number J02313844 - manufactured 2002

Heating & Air conditioning (continued)



The light in the appliance closet does not respond and should be serviced.