



Cornerstone Home Inspections

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Inspected By: Brad Martin



Home Inspection Report

Prepared For:

Shannon Novak

Property Address:

20445 West Walnut Dr

Sonora, CA 95370

Inspected on Mon, Sep 15 2025 at 9:05AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Partially
Weather:	Sunny
Temperature:	70 Degrees
Soil Condition:	Dry
Door Faces:	West
People Present:	Listing Agent, Owner

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Stucco, Vinyl
Exterior Trim Material:	Vinyl
Walking Surface Types:	Walks, Porches
Walking Surface Materials:	Concrete
Chimney Type:	Masonry

(Exterior continued)



Comment 1:

Recommend to divert all drainage away from the structure.



Figure 1-1

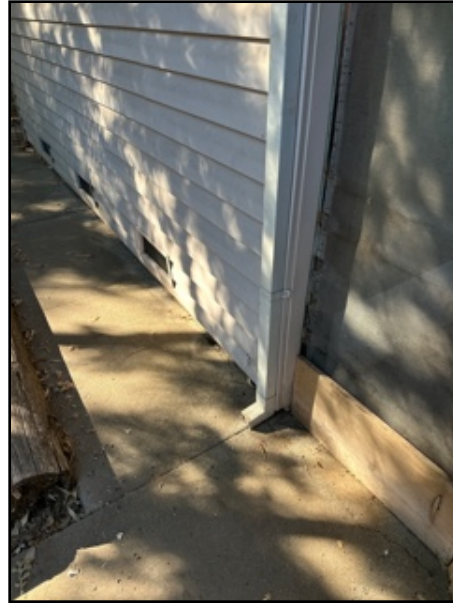


Figure 1-2



Comment 2:

Vinyl trim on right side of garage overhead door is damaged.



Figure 2-1

(Exterior continued)

-
- ⚠ Comment 3:
Wood decay noted at bottom of overhead door trim on right side. Refer to a licensed pest inspector.



Figure 3-1

-
- ⚠ Comment 4:
Loose bricks noted on built-in brick planters surrounding home. Recommend repair.



Figure 4-1

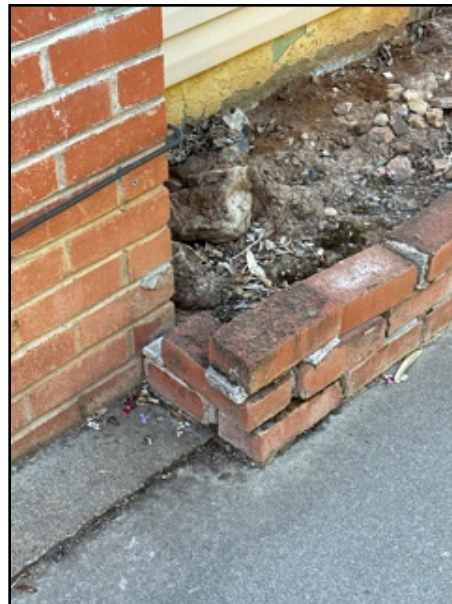


Figure 4-2

(Exterior continued)



Figure 4-3

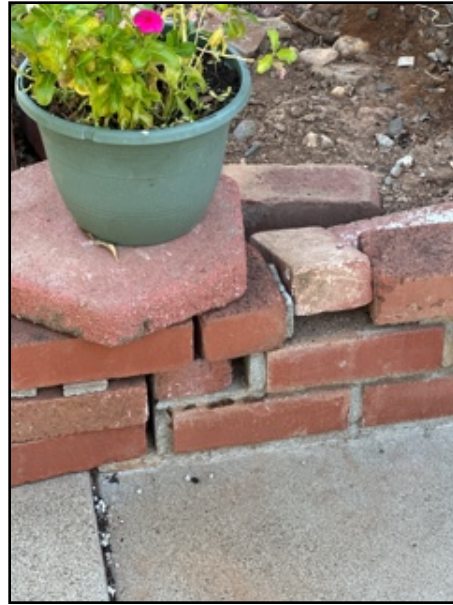


Figure 4-4



Comment 5:

Crawl space vent left of chimney is at ground level. This could allow drainage to enter the sub area. Refer to a qualified tradesman for repair.



Figure 5-1

(Exterior continued)



Comment 6:

Recommend to paint unfinished fascia trim on right side of garage.



Figure 6-1



Comment 7:

Minor cracks noted throughout exposed stucco siding below the vinyl. This is a common find on stucco siding.



Figure 7-1

(Exterior continued)



Comment 8:

Evaporative cooler has been removed from the right side of home. Recommend properly repairing the siding in this area.



Figure 8-1



Figure 8-2



Comment 9:

Dryer vent termination is not mounted to the wall. Inspector also noted this vent termination is missing the flapper.



Figure 9-1

(Exterior continued)



Comment 10:

Wood decay noted below master bedroom exterior door. Refer to a licensed pest inspector.



Figure 10-1



Figure 10-2



Comment 11:

Driveway slabs noted as cracked.



Figure 11-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	No
Plumbing Present:	Yes
HVAC Present:	No


 Comment 12:
No self closing hinges are installed on garage door into home. Recommend installing as required to protect from carbon monoxide.



Figure 12-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof
Roofing Material:	3 Tab Shingle
Ventilation Present:	Soffit, Gable Ends, Ridge Vent
Gutter Material:	Metal



Comment 13:

Overall roofing appears to be in like new condition with many years of usable life remaining.



Figure 13-1

(Roofing continued)



Comment 14:

Open nails located on roof flashings. Recommend covering in tar to prevent any future leaks.



Figure 14-1



Figure 14-2



Figure 14-3

(Roofing continued)



Comment 15:

Recommend to clean debris from gutters to allow proper drainage.



Figure 15-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	Inside
Attic Insulation:	Loose Fill

(Attic continued)



Comment 16:

Attic was noted to be well insulated with no evidence of leaks or any other issues at time of inspection.



Figure 16-1

Crawl Space

Vapor Retarder:	Installed
Inspection Method:	Inside
Underfloor Insulation:	Not Present



Comment 17:

The floor joist below the tub/shower has been cut through & compromised. Refer to a licensed contractor for repair.

(Crawl Space continued)



Figure 17-1



Figure 17-2




Figure 17-3

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Exterior
Service Voltage:	240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Copper
Smoke Detectors Present:	Partial
Carbon Monoxide Alarm(s) Present:	Yes

 **Comment 18:**
The 2 breakers shown in main panel are double tapped. Refer to a licensed electrician for further evaluation/repair.

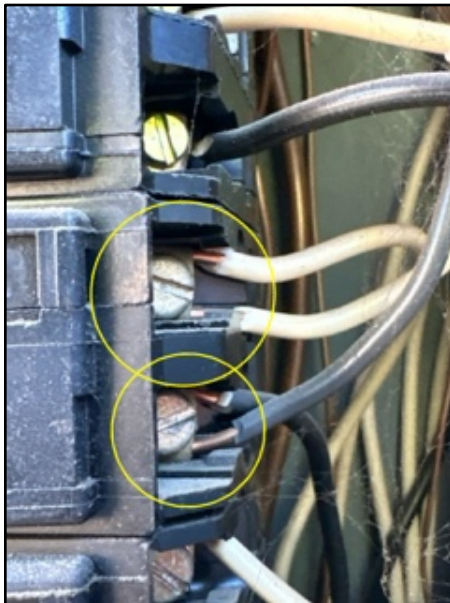


Figure 18-1



Figure 18-2

(Electrical continued)

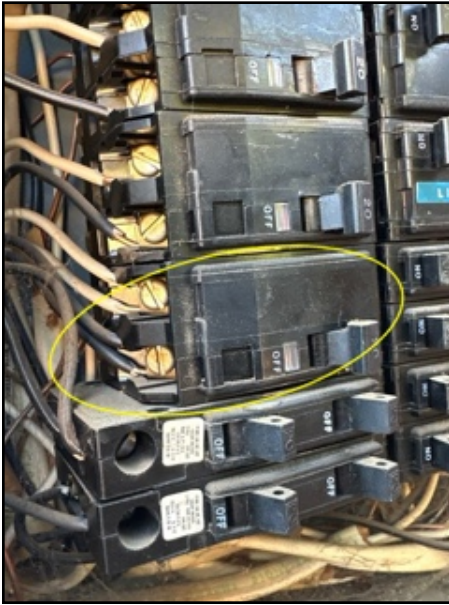


Figure 18-3



Comment 19:

Neutral (white) wires that are attached to breakers & used as hot wires should be wrapped with red tape to indicate live current. Recommend repair.



Figure 19-1



Figure 19-2

(Electrical continued)



Comment 20:

Receptacle in covered porch area shown has the hot & neutral wires reversed. Refer to a licensed electrician.



Figure 20-1



Figure 20-2



Comment 21:

All receptacles in first right guest bedroom have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 21-1




Figure 21-2

(Electrical continued)



Figure 21-3

 Comment 22:
Multiple smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

(Electrical continued)



Figure 22-1



Figure 22-2



Figure 22-3

(Electrical continued)



Comment 23:

The two receptacles shown in 2nd guest bedroom plus the closet receptacle have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 23-1



Figure 23-2



Comment 24:

The 3 master bedroom receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.

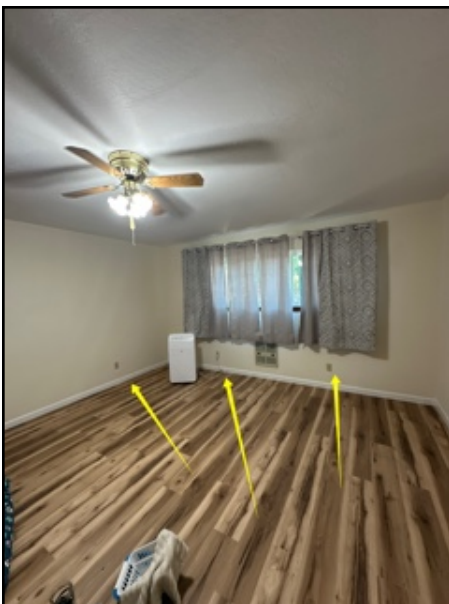


Figure 24-1

(Electrical continued)



Comment 25:

The 2 living area receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 25-1



Comment 26:

4 kitchen receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 26-1



Figure 26-2

(Electrical continued)



Figure 26-3



Comment 27:

Garage receptacle shown has hot & neutral wires reversed. Refer to a licensed electrician.



Figure 27-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric, Kerosene
Type of Equipment: Wall Heaters, Kerosene Furnace, Wood Stove
Type of Distribution: Direct


 **Comment 28:**
Kerosene heat systems are outside the scope of a general home inspection, therefore was not tested or inspected.



Figure 28-1



Figure 28-2

(Heating continued)



Comment 29:

Wall heaters are outside the scope of a general home inspection, therefore were not tested.



Figure 29-1

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment: Not Present

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material: Plastic
Supply Pipe Material: Copper
Location of Water Shutoff: At Meter

(Plumbing continued)

Location of Fuel Shutoff:	Not Present
Water Heater Fuel:	Electric
Water Heater Capacity:	40 gal



Comment 30:

Master bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 30-1



Comment 31:

Master bathroom shower handles/valves noted to leak when on. Refer to a licensed plumber.

(Plumbing continued)



Figure 31-1



Comment 32:

Guest bathroom shower handles/valves noted to leak when on. Refer to a licensed plumber.




Figure 32-1

(Plumbing continued)

-  **Comment 33:**
No pan installed under water heater. Recommend installing as required.



Figure 33-1

-  **Comment 34:**
Garage water heater is not elevated. When water heaters are installed in a garage, the burners (either gas OR electric) must be elevated 18" from the ground. Refer to a licensed plumber.

"Devices generating a glow, spark or flame capable of igniting flammable vapors shall be installed such that sources of ignition are at least 18 inches (457 mm) above the floor of any room in which Class I flammable liquids or flammable gases are used or stored."

(Plumbing continued)



Figure 34-1



Comment 35:

Shower drain below home is completely disconnected. Recommend repair before any further use.



Figure 35-1

(Plumbing continued)



Comment 36:

Tub drain below home noted to leak. Refer to a licensed plumber.



Figure 36-1



Comment 37:

Water pressure noted at 80 psi. Current CA building code allows a maximum pressure of 80 psi. Condition is functional.



Figure 37-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Food Disposer, Range, Range Vent
Cooking Fuel:	Electric
Ventilation Type:	Exhaust



Comment 38:

Dishwasher was not installed at time of inspection, therefore could not be tested.



Figure 38-1

(Appliances continued)



Comment 39:

Oven set at 350 recorded a temperature of 345 degrees. Condition is functional.



Figure 39-1



Comment 40:

No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 40-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Slide
Window Materials:	Vinyl
Entry Door Types:	Hinged, Slide
Entry Door Materials:	Wood, Vinyl
Fireplace/Stove Type:	Manufactured



Comment 41:

2nd guest bedroom closet door fails to fit into the frame.

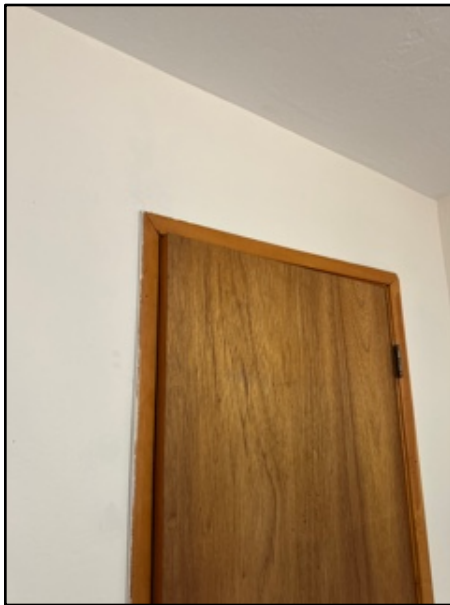


Figure 41-1



Comment 42:

Recommend installing deadbolt style locks on all exterior doors to ensure the security of the home.

(Interior continued)



Figure 42-1



Figure 42-2



Figure 42-3

(Interior continued)



Comment 43:

Hearth noted at 7.5" in front of wood stove. Current CA building code requires a minimum of 16". Recommend repair.

CA Code R1001.10 - "Hearth extensions shall extend at least 16" in front of, and at least 8" beyond each side of the fireplace opening...."



Figure 43-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) Recommend to divert all drainage away from the structure.



Figure 1-1

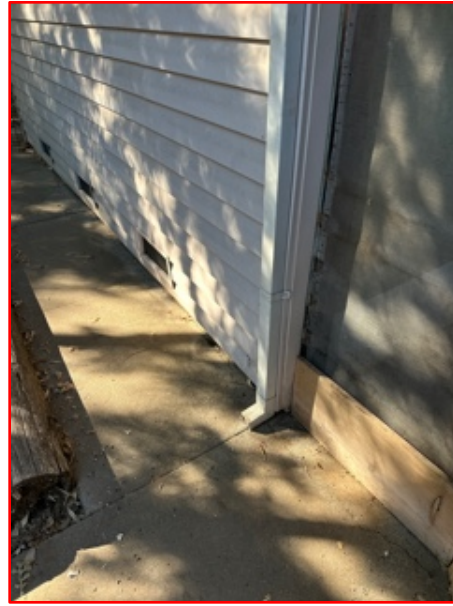


Figure 1-2

2) Vinyl trim on right side of garage overhead door is damaged.

(Report Summary continued)



Figure 2-1

3) Wood decay noted at bottom of overhead door trim on right side. Refer to a licensed pest inspector.



Figure 3-1

4) Loose bricks noted on built-in brick planters surrounding home. Recommend repair.

(Report Summary continued)



Figure 4-1

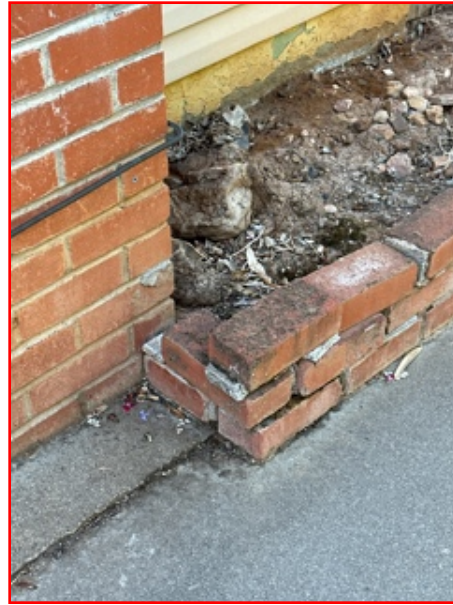


Figure 4-2



Figure 4-3

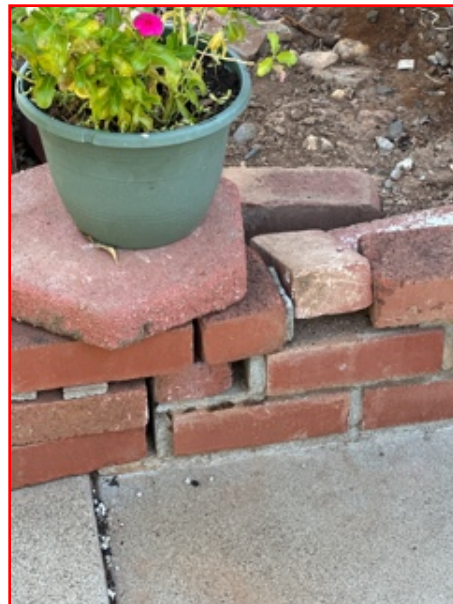


Figure 4-4

5) Crawl space vent left of chimney is at ground level. This could allow drainage to enter the sub area. Refer to a qualified tradesman for repair.

(Report Summary continued)



Figure 5-1

6) Recommend to paint unfinished fascia trim on right side of garage.



Figure 6-1

7) Minor cracks noted throughout exposed stucco siding below the vinyl. This is a common find on stucco siding.

(Report Summary continued)



Figure 7-1

8) Evaporative cooler has been removed from the right side of home. Recommend properly repairing the siding in this area.



Figure 8-1



Figure 8-2

9) Dryer vent termination is not mounted to the wall. Inspector also noted this vent termination is missing the flapper.

(Report Summary continued)



Figure 9-1

10) Wood decay noted below master bedroom exterior door. Refer to a licensed pest inspector.



Figure 10-1



Figure 10-2

11) Driveway slabs noted as cracked.

(Report Summary continued)



Figure 11-1

Garage

12) No self closing hinges are installed on garage door into home. Recommend installing as required to protect from carbon monoxide.



Figure 12-1

(Report Summary continued)

Roofing

13) Open nails located on roof flashings. Recommend covering in tar to prevent any future leaks.



Figure 14-1



Figure 14-2



Figure 14-3

14) Recommend to clean debris from gutters to allow proper drainage.

(Report Summary continued)



Figure 15-1

Structure: Crawl Space

15) The floor joist below the tub/shower has been cut through & compromised. Refer to a licensed contractor for repair.



Figure 17-1



Figure 17-2

(Report Summary continued)



Figure 17-3

Electrical

16) The 2 breakers shown in main panel are double tapped. Refer to a licensed electrician for further evaluation/repair.

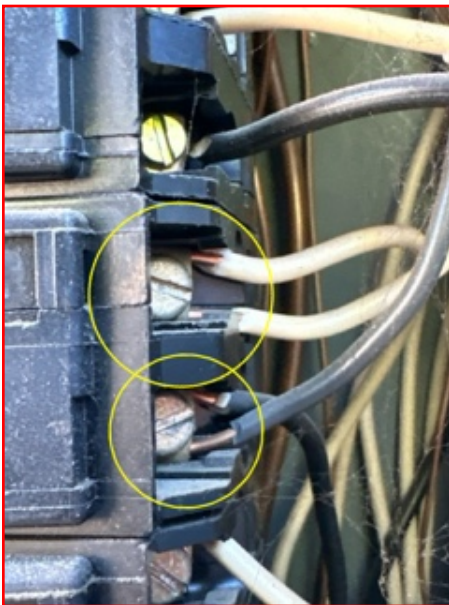


Figure 18-1



Figure 18-2

(Report Summary continued)

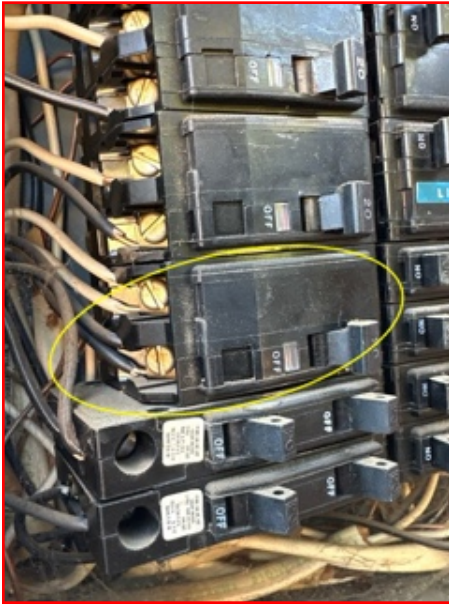


Figure 18-3

17) Neutral (white) wires that are attached to breakers & used as hot wires should be wrapped with red tape to indicate live current. Recommend repair.



Figure 19-1



Figure 19-2

18) Receptacle in covered porch area shown has the hot & neutral wires reversed. Refer to a licensed electrician.

(Report Summary continued)



Figure 20-1



Figure 20-2

19) All receptacles in first right guest bedroom have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 21-1



Figure 21-2

(Report Summary continued)



Figure 21-3

20) Multiple smoke alarms missing in home. Recommend to install as required.

Section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.



Figure 22-1

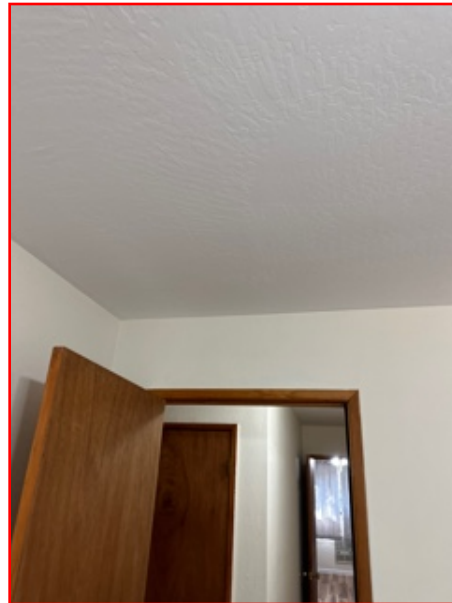


Figure 22-2

(Report Summary continued)



Figure 22-3

21) The two receptacles shown in 2nd guest bedroom plus the closet receptacle have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 23-1



Figure 23-2

22) The 3 master bedroom receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.

(Report Summary continued)



Figure 24-1

23) The 2 living area receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.



Figure 25-1

24) 4 kitchen receptacles shown have hot & neutral wires reversed. Refer to a licensed electrician.

(Report Summary continued)



Figure 26-1



Figure 26-2



Figure 26-3

25) Garage receptacle shown has hot & neutral wires reversed. Refer to a licensed electrician.

(Report Summary continued)



Figure 27-1

Plumbing

26) Master bathroom toilet noted as loose. Recommend tightening to prevent any future leaks.



Figure 30-1

27) Master bathroom shower handles/valves noted to leak when on. Refer to a licensed plumber.

(Report Summary continued)



Figure 31-1

28) Guest bathroom shower handles/valves noted to leak when on. Refer to a licensed plumber.



Figure 32-1

29) No pan installed under water heater. Recommend installing as required.

(Report Summary continued)



Figure 33-1

30) Garage water heater is not elevated. When water heaters are installed in a garage, the burners (either gas OR electric) must be elevated 18" from the ground. Refer to a licensed plumber.

"Devices generating a glow, spark or flame capable of igniting flammable vapors shall be installed such that sources of ignition are at least 18 inches (457 mm) above the floor of any room in which Class I flammable liquids or flammable gases are used or stored."



Figure 34-1

(Report Summary continued)

31) Shower drain below home is completely disconnected. Recommend repair before any further use.



Figure 35-1

32) Tub drain below home noted to leak. Refer to a licensed plumber.



Figure 36-1

(Report Summary continued)

Appliances

33) Dishwasher was not installed at time of inspection, therefore could not be tested.



Figure 38-1

34) No anti-tip bracket installed on oven. Recommend installing to ensure the safety of the appliance.



Figure 40-1

(Report Summary continued)

Interior

35) 2nd guest bedroom closet door fails to fit into the frame.



Figure 41-1

36) Recommend installing deadbolt style locks on all exterior doors to ensure the security of the home.



Figure 42-1



Figure 42-2

(Report Summary continued)



Figure 42-3

37) Hearth noted at 7.5" in front of wood stove. Current CA building code requires a minimum of 16". Recommend repair.

CA Code R1001.10 - "Hearth extensions shall extend at least 16" in front of, and at least 8" beyond each side of the fireplace opening...."



Figure 43-1