



Cornerstone Home Inspections

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Inspected By: Brad Martin



Home Inspection Report

Prepared For:

Susan Duarte

Property Address:

21065 Crystal Falls Dr

Sonora, CA 95370

Inspected on Fri, Jun 26 2026 at 7:52AM

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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:	No
Furnished:	Yes
Weather:	Overcast
Temperature:	80 Degrees
Soil Condition:	Damp
Door Faces:	East
People Present:	Listing Agent

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:	Wood
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Steps, Porches, Decks
Walking Surface Materials:	Concrete, Wood, Synthetic
Chimney Type:	Not Present



Comment 1:

Current CA building code requires hand railings to re-connect to the structure. However, since this railing is pre-existing it would only need replaced if a permit were pulled on the property.

(Exterior continued)



Figure 1-1



Comment 2:

Front porch railing height is not up to code. Current CA building code requires a minimum railing height of 42". However, this height is pre-existing and would only need replaced if a permit were pulled on the property.



Figure 2-1

(Exterior continued)



Comment 3:
Steps to front porch are inconsistent heights.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Comment 4:

Woodpecker damage noted near window above AC condenser.



Figure 4-1



Comment 5:

Top & bottom flap on dryer vent are stuck closed, likely from being painted over. Only the middle flap opens. Recommend repair to allow proper ventilation.



Figure 5-1



Figure 5-2

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: Not Present

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: Roof
Gutter Material: Metal



Comment 6:

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

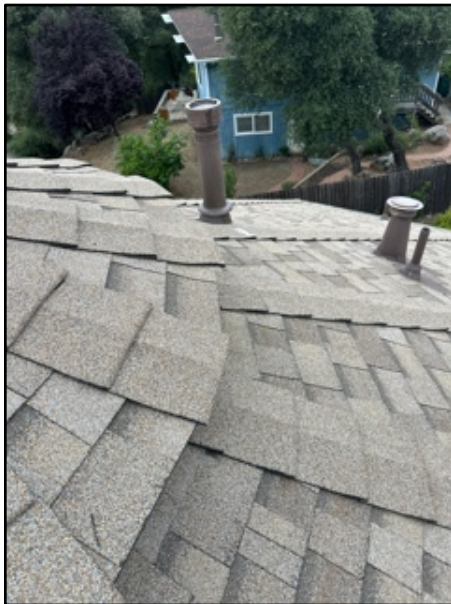


Figure 6-1

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:	Slab
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	Not Present

Crawl Space

Inspection Method:	Not Present
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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:	Overhead
Service Panel Location:	Exterior
Service Voltage:	240 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Copper
Smoke Detectors Present:	Yes
Carbon Monoxide Alarm(s) Present:	Yes

(Electrical continued)


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-  **Comment 7:**
Main service panel is properly labeled, however accurate labeling was not confirmed.



Figure 7-1


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-  **Comment 8:**
White wires connected to breakers used to carry load are require to be labeled with black or red tape.



Figure 8-1

(Electrical continued)



Comment 9:

Main service panel installation & wiring appears correct.



Figure 9-1



Comment 10:

Master bedroom smoke alarm is expired & not up to current CA Fire Code Requirements.

Ca building code requires all smoke alarms to either contain 10 year non-replaceable batteries / or be hard wired in. Recommend installing as required.

(Electrical continued)



Figure 10-1



Comment 11:

Recommend to raise smoke alarms to ceiling height as required.

Current CA fire code states: Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling. Do not install near draft areas (windows, vents).

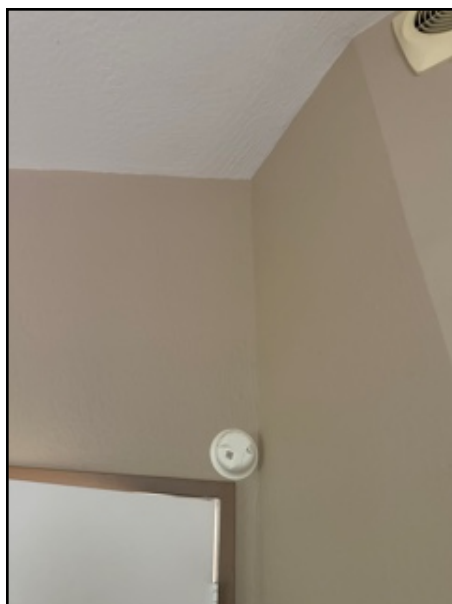


Figure 11-1

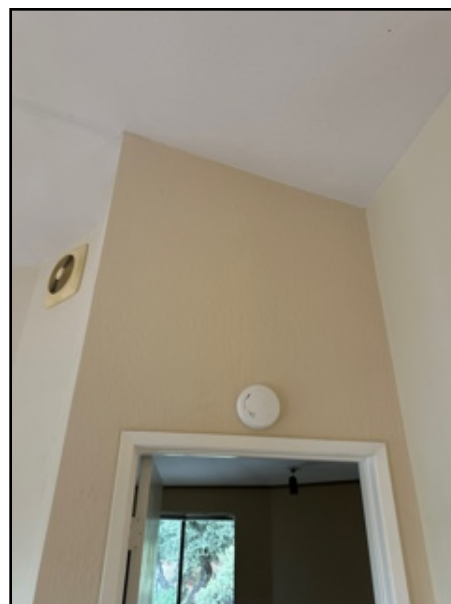


Figure 11-2

(Electrical continued)


 **Comment 12:**
Dimmer switch for living area lights noted as damaged. Switch still functions.
Recommend replacing.



Figure 12-1

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:

Gas

Type of Equipment:

Forced Air, Propane Stove

(Heating continued)



Comment 13:

Heater tested and recorded an output of over 105 degrees at all registers (unless otherwise noted). Condition is functional.

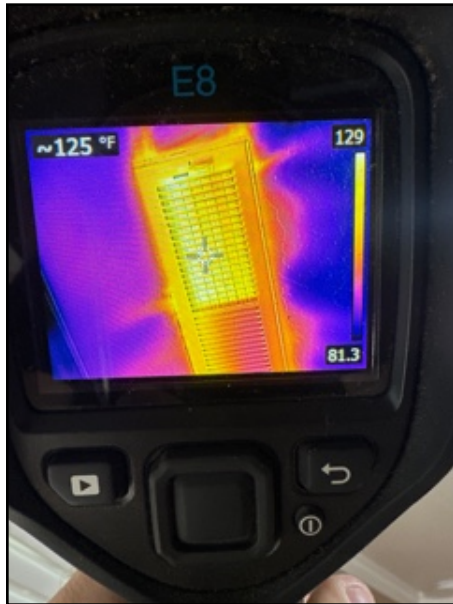


Figure 13-1



Figure 13-2



Comment 14:

Gas was off to propane heat stove at time of inspection, therefore was not tested for function.



Figure 14-1



Figure 14-2

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.

Energy Source: Electric
Type of Equipment: Split System



Comment 15:

Air conditioning recorded an output of 45 degrees with an intake of 74 degrees. Condition is functional.



Figure 15-1

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
Location of Fuel Shutoff: At Meter

(Plumbing continued)

Water Heater Fuel: Gas
Water Heater Capacity: Tankless



 Comment 16:
Water pressure noted at 80 psi. Current CA building code allows a maximum pressure of 80 psi. Condition is functional.



Figure 16-1

 Comment 17:
No drip leg installed on furnace propane supply line. Recommend installing to catch any particles/debris traveling through the line to prevent orifices from clogging. Refer to a licensed plumber.

(Plumbing continued)

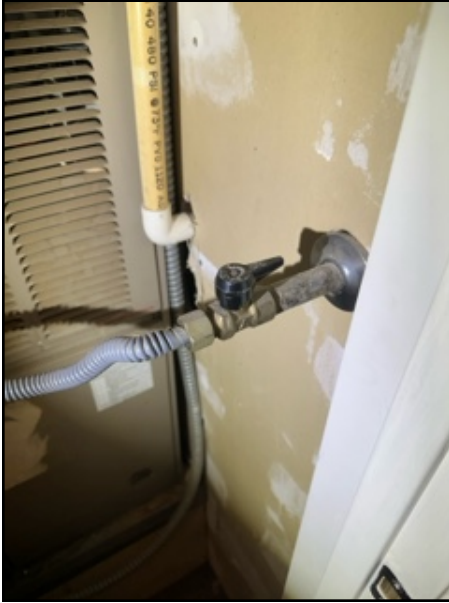


Figure 17-1



Comment 18:

Cracked tiles noted on left side of downstairs bathroom tub.



Figure 18-1



Figure 18-2

(Plumbing continued)


 **Comment 19:**
Recommend to reseal any cracked or missing gout surrounding downstairs bathroom tub.



Figure 19-1



Figure 19-2



Figure 19-3



Figure 19-4

(Plumbing continued)



Comment 20:

Water heater tested & determined functional & in range.



Figure 20-1



Comment 21:

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



Figure 21-1

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:	Dishwasher, Food Disposer, Range, Range Vent, Microwave
Cooking Fuel:	Electric
Ventilation Type:	Recirculating



Comment 22:

Microwave tested and determined functional, however the over the range light & vent fan failed to power on at time of inspection.



Figure 22-1

(Appliances continued)



Comment 23:

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



Figure 23-1



Comment 24:

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



Figure 24-1

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



Comment 25:

Downstairs 2nd bedroom door stop is not attached to the wall.



Figure 25-1

(Interior continued)



Comment 26:

Hole around first downstairs bedroom closet light is cut too large.



Figure 26-1



Comment 27:

Current CA building code requires hand railings to re-connect to the structure. However, since this railing is pre-existing it would only need replaced if a permit were pulled on the property.



Figure 27-1

(Interior continued)


 **Comment 28:**
Current CA building codes require stairways have a minimum width of 36", measured above the handrail.



Figure 28-1



Figure 28-2


 **Comment 29:**
Moisture stain noted on trim inside sliding door. This is a common find.



Figure 29-1

(Interior continued)


 **Comment 30:**
Recommend to reseal any missing or cracked grout on kitchen counters.



Figure 30-1


 **Comment 31:**
Minor cracks noted on some kitchen counter tiles.



Figure 31-1



Figure 31-2

(Interior continued)



Comment 32:

Master bathroom cabinet door on left side is warped.



Figure 32-1



Comment 33:

Sliding door latch is broken & fails to latch closed.



Figure 33-1

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) Steps to front porch are inconsistent heights.



Figure 3-1



Figure 3-2

(Report Summary continued)



Figure 3-3



Figure 3-4

2) Woodpecker damage noted near window above AC condenser.



Figure 4-1

3) Top & bottom flap on dryer vent are stuck closed, likely from being painted over. Only the middle flap opens. Recommend repair to allow proper ventilation.

(Report Summary continued)



Figure 5-1



Figure 5-2

Electrical

4) White wires connected to breakers used to carry load are require to be labeled with black or red tape.



Figure 8-1

(Report Summary continued)

5) Master bedroom smoke alarm is expired & not up to current CA Fire Code Requirements.

Ca building code requires all smoke alarms to either contain 10 year non-replaceable batteries / or be hard wired in. Recommend installing as required.



Figure 10-1

6) Recommend to raise smoke alarms to ceiling height as required.

Current CA fire code states: Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling. Do not install near draft areas (windows, vents).

(Report Summary continued)

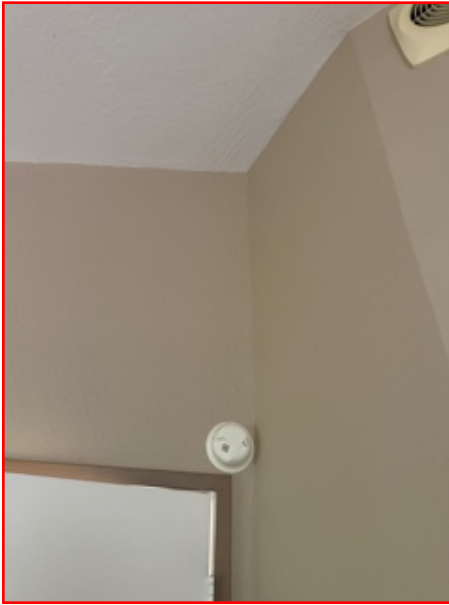


Figure 11-1

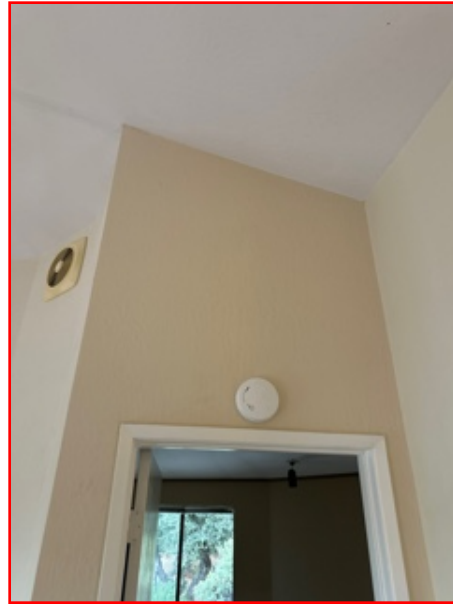


Figure 11-2

7) Dimmer switch for living area lights noted as damaged. Switch still functions. Recommend replacing.



Figure 12-1

(Report Summary continued)

Plumbing

8) No drip leg installed on furnace propane supply line. Recommend installing to catch any particles/debris traveling through the line to prevent orifices from clogging. Refer to a licensed plumber.

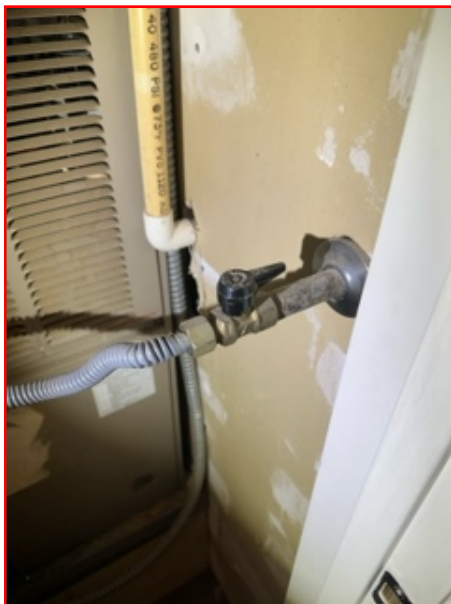


Figure 17-1

9) Cracked tiles noted on left side of downstairs bathroom tub.



Figure 18-1



Figure 18-2

(Report Summary continued)

10) Recommend to reseal any cracked or missing gout surrounding downstairs bathroom tub.



Figure 19-1



Figure 19-2

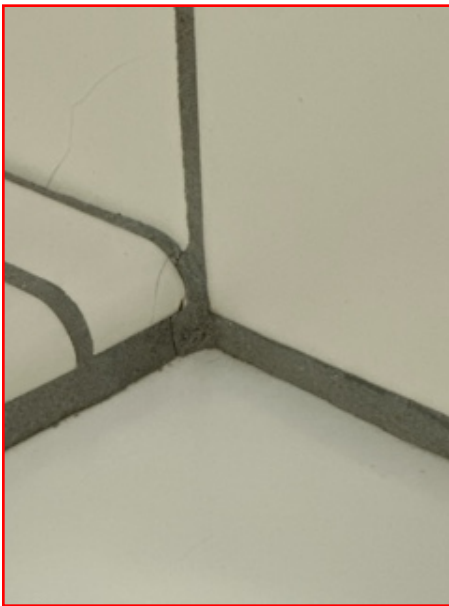


Figure 19-3



Figure 19-4

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

(Report Summary continued)



Figure 21-1

Appliances

12) Microwave tested and determined functional, however the over the range light & vent fan failed to power on at time of inspection.



Figure 22-1

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

(Report Summary continued)



Figure 24-1

Interior

14) Downstairs 2nd bedroom door stop is not attached to the wall.



Figure 25-1

15) Hole around first downstairs bedroom closet light is cut too large.

(Report Summary continued)



Figure 26-1

16) Current CA building codes require stairways have a minimum width of 36", measured above the handrail.



Figure 28-1



Figure 28-2

17) Moisture stain noted on trim inside sliding door. This is a common find.

(Report Summary continued)



Figure 29-1

18) Recommend to reseal any missing or cracked grout on kitchen counters.

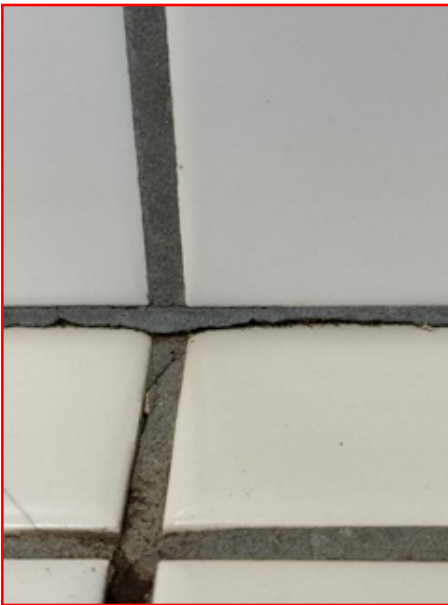


Figure 30-1

19) Minor cracks noted on some kitchen counter tiles.

(Report Summary continued)



Figure 31-1



Figure 31-2

20) Master bathroom cabinet door on left side is warped.



Figure 32-1

21) Sliding door latch is broken & fails to latch closed.

(Report Summary continued)



Figure 33-1