



## Cornerstone Home Inspections

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Inspected By: Brad Martin



## Home Inspection Report

Prepared For:

**Trevor Stout**

Property Address:

**15984 Tomahawk**

**Sonora, CA 95370**

Inspected on Thu, May 7 2026 at 11:30AM

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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:	No
Weather:	Sunny
Temperature:	75 Degrees
Soil Condition:	Damp
Door Faces:	West
People Present:	Selling 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:	Hardieplank
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Steps, Porches, Decks
Walking Surface Materials:	Concrete, Wood
Chimney Type:	Pipe



### Comment 1:

Deck/ 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.

(Exterior continued)



Figure 1-1



Figure 1-2



Comment 2:

White fungus noted beneath deck treads against garage man door. Recommend to scrape & treat.



Figure 2-1

(Exterior continued)



Comment 3:

Wood decay noted at base of right garage overhead door trim (right side). Refer to a licensed pest inspector.



Figure 3-1



Comment 4:

Wood decay noted on various areas of lower back deck structure & stairs. Refer to a licensed pest inspector for further evaluation.



Figure 4-1



Figure 4-2

(Exterior continued)

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Comment 5:

Dryer vent has a grate installed over it, which can easily clog with lint. Recommend removing the grate.



Figure 5-1



Comment 6:

Recommend to trim debris away from the structure.



Figure 6-1

(Exterior continued)



**Comment 7:**

Woodpecker damage noted on various areas surrounding home.



Figure 7-1



Figure 7-2

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

(Garage continued)

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Comment 8:  
Damaged drywall coverings noted in garage.



Figure 8-1



Figure 8-2

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Comment 9:  
Garage door deadbolt does not enter the strike plate.

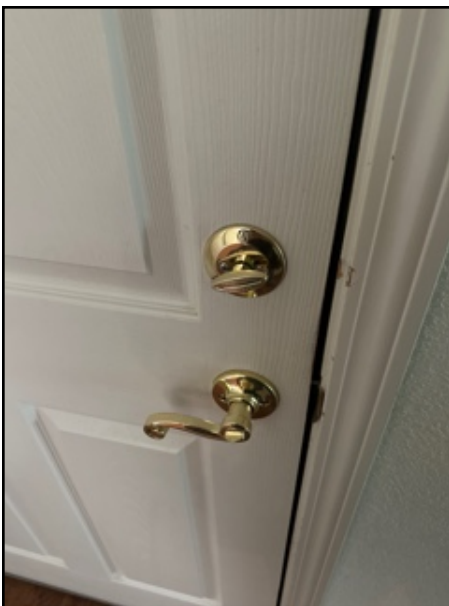


Figure 9-1

## Detached Shop / ADU

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



### Comment 10:

Mini-split control remote was dead at time of inspection, therefore mini-split could not be tested for function.



Figure 10-1

(Detached Shop / ADU continued)



**Comment 11:**

Moisture stains noted on wall from behind ADU mini-split. Recommend to have further evaluated by a qualified tradesman.



Figure 11-1



Figure 11-2



**Comment 12:**

Buss bar in detached garage panel has multiple neutrals attached per lug. Each neutral should be attached to its own dedicated lug. Refer to a licensed electrician.



Figure 12-1

(Detached Shop / ADU continued)

## Exterior



Comment 13:

Romex is ran through a conduit on far side of deck. Refer to a licensed electrician.



Figure 13-1

## Roofing



Comment 14:

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

# 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, Roll Roofing
Ventilation Present:	Roof, Soffit, Gable Ends
Gutter Material:	Metal



 **Comment 15:**  
Recommend to clean debris from roofing/ gutters to allow proper drainage.



Figure 15-1

 **Comment 16:**  
Overall roofing appears to be in excellent condition with multiple years of usable life remaining.

(Roofing continued)



Figure 16-1

## 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:	Basement, Crawl
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

## Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	Inside
Attic Insulation:	Batts

(Attic continued)



Comment 17:

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



Figure 17-1

## Crawl Space

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



Comment 18:

Multiple open junction boxes noted in various areas of crawl space. Recommend securing with faceplates.

(Crawl Space continued)

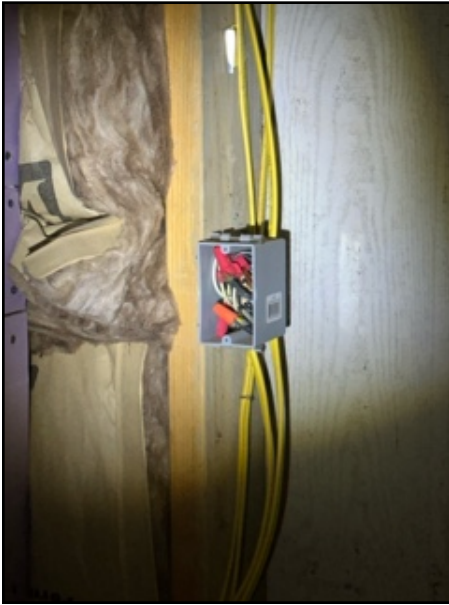


Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

# 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:	Basement, Garage
Wiring Method:	Copper
Smoke Detectors Present:	Yes
Carbon Monoxide Alarm(s) Present:	Yes



## Comment 19:

Receptacle near garage man door has hot & neutral wires reversed. Refer to a licensed electrician.



Figure 19-1



Figure 19-2

(Electrical continued)



Comment 20:

Romex wire has been installed in a conduit on the exterior of home below deck. Romex can not be installed in conduit in any areas outside, below ground, or areas of high moisture. Refer to a licensed electrician.



Figure 20-1



Figure 20-2



Figure 20-3

(Electrical continued)



Comment 21:

Receptacle below deck near light is missing part of the weatherproof cover & has an open hole in the base of the box. Recommend repair.

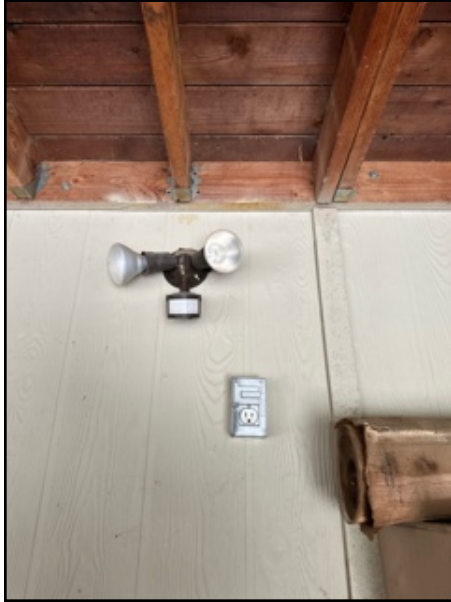


Figure 21-1



Figure 21-2



Comment 22:

Buss bar in main panel has multiple neutrals attached per lug. Each neutral should be attached to its own dedicated lug. Refer to a licensed electrician.



Figure 22-1

# 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  
Type of Distribution: Flexible Ducting



## Comment 23:

Woodpecker damage noted to the HVAC system installed on right side of home. Recommend having further inspected by a licensed HVAC technician.



Figure 23-1



Figure 23-2

(Heating continued)



Figure 23-3



Comment 24:

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



Figure 24-1

## 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.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Flexible Ducting



### Comment 25:

Air conditioning recorded an output of 32 degrees with an intake of 66 degrees. Condition is functional.



Figure 25-1

## 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:	Plastic, Copper
Location of Water Shutoff:	At Meter
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal

(Plumbing continued)


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-  **Comment 26:**  
Water pressure noted at 48 psi. Current CA building code allows a maximum pressure of 80 psi. Condition is functional.



Figure 26-1


- 
-  **Comment 27:**  
Water heater straps are not installed properly & could easily disconnect. Recommend repair.



Figure 27-1

# 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:	Gas
Ventilation Type:	Recirculating



Comment 28:  
LCD on range noted to not illuminate properly.



Figure 28-1

(Appliances continued)



Comment 29:

Oven set at 350 recorded a temperature of 347 degrees. Condition is functional.



Figure 29-1



Comment 30:

All other appliances were tested and determined functional.

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

(Interior continued)

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Comment 31:

Moisture stain noted on hallway ceiling near kitchen. No moisture was present at time of inspection.



Figure 31-1



Comment 32:

Drywall settling cracks noted above laundry room doors.



Figure 32-1

(Interior continued)

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-  **Comment 33:**  
Moisture stain noted above right living area window. No active moisture was present at time of inspection.



Figure 33-1

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-  **Comment 34:**  
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).

(Interior continued)



Figure 34-1



Comment 35:

Recommend to reseal grout against hallway bathroom tub.



Figure 35-1

(Interior continued)



**Comment 36:**

Smoke alarms are 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 36-1



Figure 36-2



Figure 36-3

# 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

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1) White fungus noted beneath deck treads against garage man door. Recommend to scrape & treat.



Figure 2-1

2) Wood decay noted at base of right garage overhead door trim (right side). Refer to a licensed pest inspector.

(Report Summary continued)



Figure 3-1

3) Wood decay noted on various areas of lower back deck structure & stairs. Refer to a licensed pest inspector for further evaluation.



Figure 4-1



Figure 4-2

4) Dryer vent has a grate installed over it, which can easily clog with lint. Recommend removing the grate.

(Report Summary continued)



Figure 5-1

5) Recommend to trim debris away from the structure.



Figure 6-1

6) Woodpecker damage noted on various areas surrounding home.

(Report Summary continued)



Figure 7-1



Figure 7-2

## Garage

7) Damaged drywall coverings noted in garage.



Figure 8-1



Figure 8-2

8) Garage door deadbolt does not enter the strike plate.

(Report Summary continued)



Figure 9-1

### Detached Shop / ADU

9) Mini-split control remote was dead at time of inspection, therefore mini-split could not be tested for function.



Figure 10-1

10) Moisture stains noted on wall from behind ADU mini-split. Recommend to have further evaluated by a qualified tradesman.

(Report Summary continued)



Figure 11-1



Figure 11-2

11) Buss bar in detached garage panel has multiple neutrals attached per lug. Each neutral should be attached to its own dedicated lug. Refer to a licensed electrician.



Figure 12-1

(Report Summary continued)

Detached Shop / ADU: Exterior

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12) Romex is ran through a conduit on far side of deck. Refer to a licensed electrician.



Figure 13-1

Roofing

---

13) Recommend to clean debris from roofing/ gutters to allow proper drainage.



Figure 15-1

(Report Summary continued)

Structure: Crawl Space

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14) Multiple open junction boxes noted in various areas of crawl space. Recommend securing with faceplates.

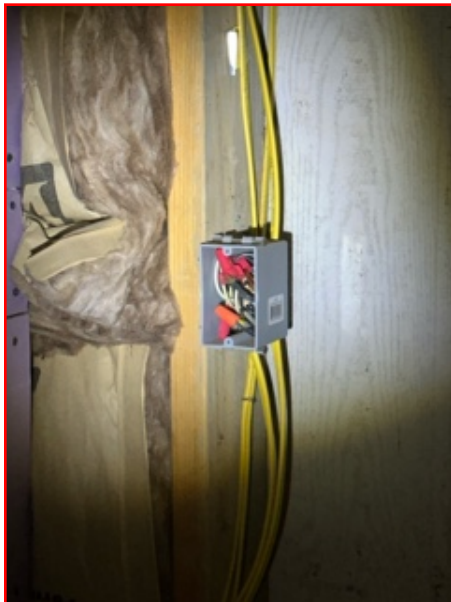


Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Report Summary continued)

## Electrical

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15) Receptacle near garage man door has hot & neutral wires reversed. Refer to a licensed electrician.



Figure 19-1



Figure 19-2

16) Romex wire has been installed in a conduit on the exterior of home below deck. Romex can not be installed in conduit in any areas outside, below ground, or areas of high moisture. Refer to a licensed electrician.



Figure 20-1



Figure 20-2

(Report Summary continued)



Figure 20-3

17) Receptacle below deck near light is missing part of the weatherproof cover & has an open hole in the base of the box. Recommend repair.

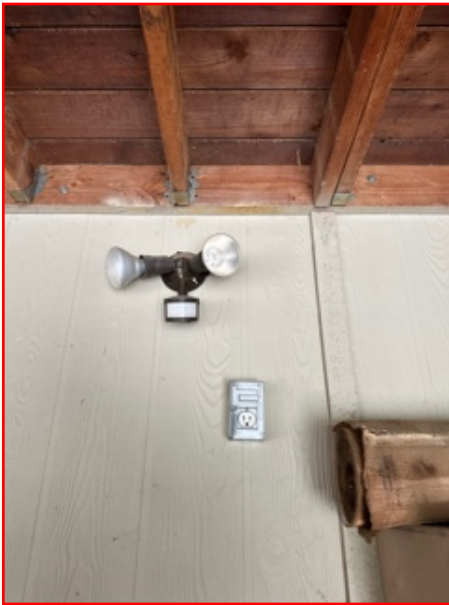


Figure 21-1



Figure 21-2

18) Buss bar in main panel has multiple neutrals attached per lug. Each neutral should be attached to its own dedicated lug. Refer to a licensed electrician.

(Report Summary continued)



Figure 22-1

### Heating

19) Woodpecker damage noted to the HVAC system installed on right side of home. Recommend having further inspected by a licensed HVAC technician.



Figure 23-1



Figure 23-2

(Report Summary continued)



Figure 23-3

## Plumbing

20) Water heater straps are not installed properly & could easily disconnect. Recommend repair.



Figure 27-1

(Report Summary continued)

## Appliances

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21) LCD on range noted to not illuminate properly.



Figure 28-1

## Interior

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22) Moisture stain noted on hallway ceiling near kitchen. No moisture was present at time of inspection.



Figure 31-1

23) Drywall settling cracks noted above laundry room doors.

(Report Summary continued)



Figure 32-1

24) Moisture stain noted above right living area window. No active moisture was present at time of inspection.



Figure 33-1

(Report Summary continued)

25) 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 34-1

26) Recommend to reseal grout against hallway bathroom tub.



Figure 35-1

(Report Summary continued)

27) Smoke alarms are 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 36-1



Figure 36-2



Figure 36-3