

Cornerstone Inspection

Property Inspection Report



689 Woodland Dr, Arroyo Grande, CA 93420
Inspection prepared for: Nancy Lacsamana
Real Estate Agent: Shannon Bowdey -

Date of Inspection: 3/11/2025 Time: 9:00 AM
Age of Home: 1976 Size: 2954
Order ID: 11854

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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.

Site and Other Comments

Page 8 Item: 2	Environmental Comments	2.4. There are no functional carbon monoxide detectors present adjacent to some of the sleeping areas which is an important safety component that should be installed within the home and is 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 to a gas appliance. 2.5. Current standards require at least one smoke alarm be installed at every level of a home. There is not a smoke alarm installed on one or more of the levels which should be serviced.
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Exterior

Page 15 Item: 6	Electrical Components	6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature. 6.5. Some of the exterior electrical outlets do not have a weather rated cover or the cover is damaged and should be serviced.
Page 22 Item: 13	Patio Covers and Arbors	13.3. The patio roof-line or beam is deformed and should be evaluated by a licensed specialist such as a framing contractor.

Roofing

Page 30 Item: 2	Composition Shingle Observations	2.7. There are penetrations on the roof that are flashed but not sealed. There is a direct link into the attic which should be serviced as a termination cap was removed.
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Plumbing Components

Page 39 Item: 5	Tankless Water Heater	5.12. There is a leak at the right side exterior water connector on the gas water heater, which should be repaired by a plumber. 5.13. The TPR valve discharge pipe on right side water heater is PVC which is not approved for this purpose and should be replaced with metal or CPVC.
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Electrical Service Panels

Page 44 Item: 3	Sub Panel #2 Observations	3.9. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.
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Interior Space

Page 48 Item: 5	Den	5.3. The smoke detector did not respond, and should be serviced. 5.4. The carbon monoxide/smoke detector did not respond, and should be serviced.
Page 49 Item: 6	Main Hallway	6.4. The combo carbon monoxide/smoke detector did not respond, and should be serviced.

Bedrooms

Page 51 Item: 5	Bedroom 5	5.4. A smoke alarm in the bedroom did not respond, and should be serviced. 5.5. The combination carbon-monoxide/smoke alarm did not respond and should be serviced. 5.6. There is not a functional carbon monoxide alarm within the bedroom, which is required when there is a fireplace in the bedroom. 5.7. The outlet in the bar sink does not reset which should be evaluated and serviced by a licensed specialist.
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Kitchen

Page 53 Item: 4	Electrical Components	4.2. Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.
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Kitchenette

Page 56 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 58 Item: 2	Hallway Bathroom	2.17. The toilet is loose, and should be secured.
Page 61 Item: 5	Garage Bathroom	5.14. The wall outlet is functional, but should be upgraded to have ground-fault protection. 5.15. Outlet cover(s) is missing and should be installed.

Laundry

Page 63 Item: 2	Laundry Area	2.9. The dryer vent is separated within the foundation crawlspace and should be repaired.
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Heating & Air conditioning

Page 65 Item: 1	Forced Air Furnace	1.14. 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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Attics

Page 68 Item: 1	Attic	1.12. Electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician. 1.13. The bathroom exhaust ducts should be extended to an exterior port. 1.14. The bathroom exhaust duct is separated, and should be repaired.
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Garages

Page 70 Item: 1	Double-Car Garage	1.22. The furnace platform should be covered with drywall to maintain the required firewall protection. There may be a direct link into the interior of the home. 1.23. A heat register nullifies the firewall rating and should be repaired. 1.24. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component. 1.25. The pressure settings on the garage door opener are not sensitive enough, which is designed to cause it to reopen the door if an obstruction is present, and should be adjusted.
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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 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.

1.6. 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. 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

1.8. 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.

1.9. 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.

Site and Other Comments (continued)

1.10. Additions have been made to this property. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

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

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

2.4. There are no functional carbon monoxide detectors present adjacent to some of the sleeping areas which is an important safety component that should be installed within the home and is 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 to a gas appliance.

2.5. Current standards require at least one smoke alarm be installed at every level of a home. There is not a smoke alarm installed on one or more of the levels 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, 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.

1.3. There is a BBQ on the property that we do not evaluate, unit should be demonstrated as functional by the sellers.

Exterior (continued)

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, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

2.3. There are areas at the residence where water will percolate and pond, which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, or area drains that direct water away from the residence.

2.4. The property does not have hard surfaces in some of the side yards to facilitate drainage. Water will percolate and pond adjacent to the residence which is not ideal. You may wish to consider upgrading the site by adding hard surfaces, swales or area drains that direct water away from the residence.

2.5. 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.

2.6. The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should verify that the drains are functional. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

2.7. There are area drains in planter beds or yards that will be subject to contamination by dirt, which should be periodically monitored and kept free of dirt.

Exterior (continued)

3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with stucco siding.

3.2. Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches away from the home.

3.3. The soil is too high against the home at various areas around the home which should serviced.

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

3.5. There are typical cracks in the stucco, which you should view for yourself. Most cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. You may wish to have this confirmed by a specialist.

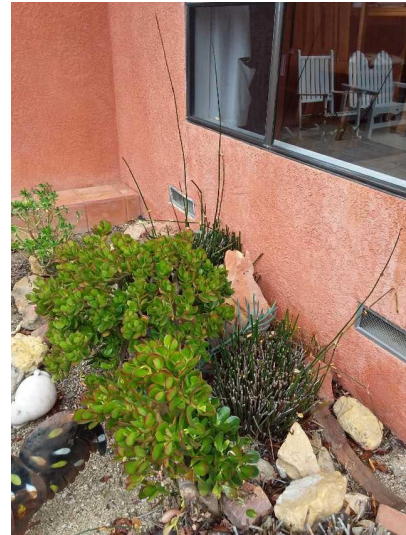
3.6. The stucco extends down to the soil without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

3.7. Portions of the weep-screed have been covered. Weep-screed not only allows the house walls to move independent of the foundation and prevents the plate-line cracks that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results.

Exterior (continued)



The soil is too high against the home at various areas around the home which should be serviced.



Vines, shrubs or bushes are growing on the house walls and although they are attractive they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches away from the home.

4. Hard Surfaces

Observations:

- 4.1. The driveway is in acceptable condition.
- 4.2. There are predictable cracks in the driveway that would not necessarily need to be serviced.
- 4.3. There is one or more offsets in the driveway that could prove to be trip-hazards.
- 4.4. There are cracks or offsets in the driveway or walkways which could prove to be trip-hazards that you may wish to have repaired.
- 4.5. The walkways are in acceptable condition.
- 4.6. The patio surface is in acceptable condition.
- 4.7. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. The cracks could be caused by the lack of expansion joint, or a tree that is too close to the concrete decking.
- 4.8. There are several offsets in the walkways that could prove to be trip-hazards.
- 4.9. The Sautillo tiles, or Mexican pavers, are comprised of a soft, clay-based, material that can deteriorate rapidly and permit moisture intrusion if they are not kept sealed and maintained.
- 4.10. The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

Exterior (continued)



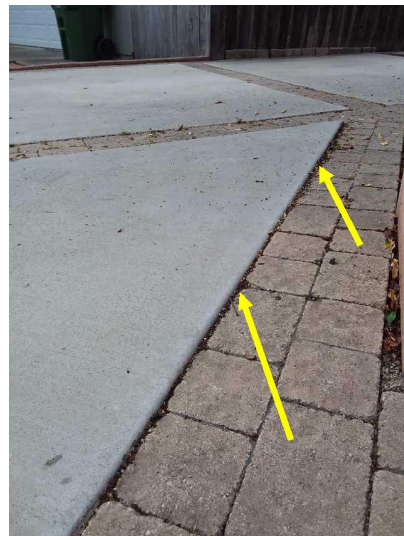
There is one or more offsets in the driveway that could prove to be trip-hazards.



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



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



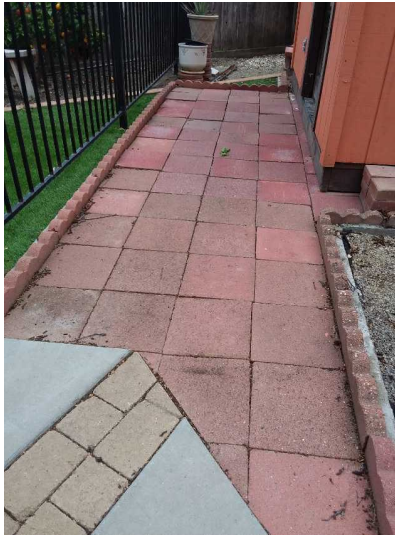
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Exterior (continued)



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The Sautillo tiles, or Mexican pavers, are comprised of a soft, clay-based, material that can deteriorate rapidly and permit moisture intrusion if they are not kept sealed and maintained.



The paver patio or walkway has multiple offsets. This may be due to unsuitable soil below the pavers.

5. Wood Trim, Fascia and Eave

Observations:

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

5.2. There is damage to the wood trim that should be evaluated by a termite inspector.

5.3. There is moisture damage or dry rot to the wood trim and or fascia on the upper roof area, which is typically not inspected by the pest inspector. The pest control company should be alerted so as to inspect and include these repairs in their estimate.

Exterior (continued)



There is damage to the wood trim that should be evaluated by a termite inspector.



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There is moisture damage or dry rot to the wood trim and or fascia on the upper roof area, which is typically not inspected by the pest inspector. The pest control company should be alerted so as to inspect and include these repairs in their estimate.

Exterior (continued)

6. Electrical Components

Observations:

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

6.2. We were not able to activate some of the exterior lights which may be operated on a timer, sensors, or a light bulb that is burned out. Nonetheless, they should be demonstrated as functional by the seller.

6.3. We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature.

6.5. Some of the exterior electrical outlets do not have a weather rated cover or the cover is damaged and should be serviced.



We were not able to activate some of the exterior lights which may be operated on a timer, sensors, or a light bulb that is burned out. Nonetheless, they should be demonstrated as functional by the seller.



Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature.

Exterior (continued)



Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this modern safety feature.



Some of the exterior electrical outlets do not have a weather rated cover or the cover is damaged and should be serviced.

7. Sliding Glass Doors and Screens

Observations:

7.1. The sliding glass doors are tempered and in acceptable condition.

7.2. The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.

7.3. A slider screen is missing, and you may wish to have it replaced.



The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.



The sliding glass door or doors are mounted on the outside, which is not as secure as being mounted on the inside.

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 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.

8.3. Most of the windows appear to be the same age as the home and will not necessarily function or operate as smoothly as modern windows. However we do test every unrestricted window in every bedroom to ensure that they facilitate an emergency exit.

8.4. The single pane window tracks will need to be cleaned and kept clean to prevent mildew or mold from growing.

8.5. This home has one or more Garden windows. These windows can be problematic if not monitored. Leaks are common due to design factors and we advise that it be monitored regularly to prevent moisture intrusion.



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Exterior (continued)

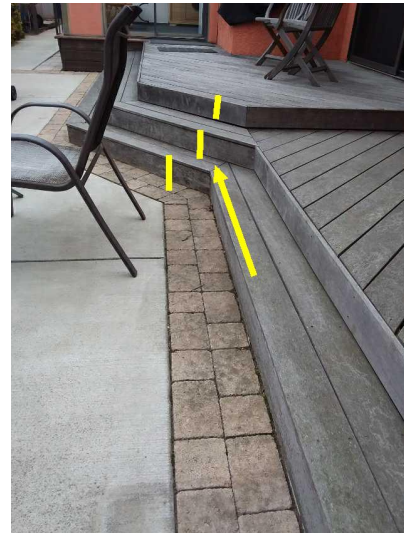
9. Stairs and Handrails

Observations:

9.1. The wood stairs need maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the stairs.

9.2. Some of the steps have unequal treads or risers. Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.

9.3. Current building standards require handrails to be installed on steps which have 4 or more risers, and particularly if children or the elderly visit or occupy this property.



Some of the steps have unequal treads or risers.

Steps are required to be uniform to prevent trip-hazards. The rise of any step should be no less than four inches and no greater than seven inches, and the run should be no less than eleven inches. Also, the dimensions of the largest step should not exceed that of the smallest by more than three-eighths of an inch.

Some of the steps have unequal treads or risers.

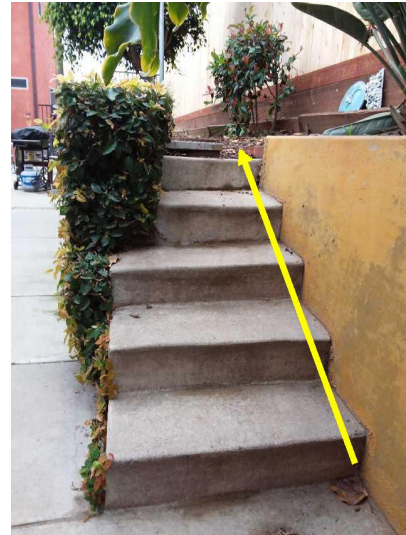
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Exterior (continued)



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Exterior (continued)

10. Fences and Gates

Observations:

10.1. 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.

10.2. The fences and gates have damage that is commensurate with their age such as loose or missing boards, weathered boards, and or posts which could be repaired but is not essential.

10.3. Sections of the fence are leaning or missing which you may wish to have repaired or replaced.

10.4. Removing the soil from the bottom of the fences will extend their life.

10.5. It should be disclosed who is responsible for the fences that are located at this property.



Sections of the fence are leaning or missing which you may wish to have repaired or replaced.

Exterior (continued)

11. Yard and Retaining Walls

Observations:

11.1. The yard walls may have some cosmetic damage but are functional.

11.2. There are typical cracks in the stucco covering the yard walls which you should view for yourself. There are no structural issues causing the cracks.

11.3. Some of the planter block-caps are loose or missing and should be serviced.

11.4. There are typical stress fractures or grout joint separations in the cinder block yard walls, but they are reasonably firm and not in any danger of falling.

11.5. The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability.



Some of the planter block-caps are loose or missing and should be serviced.



The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability.

Exterior (continued)



The wooden planks at the rear of the property have no structural value, and are intended to inhibit surface soil movement, and should be periodically monitored for damage or stability.

12. Landscaping

Observations:

12.1. There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

12.2. Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

13. Patio Covers and Arbors

Observations:

13.1. The patio cover or arbor needs maintenance type service such as sealing and painting.

13.2. There is damage to the patio cover that should be evaluated by the termite inspector.

13.3. The patio roof-line or beam is deformed and should be evaluated by a licensed specialist such as a framing contractor.

Exterior (continued)



The patio roof-line or beam is deformed and should be evaluated by a licensed specialist such as a framing contractor.



There is damage to the patio cover that should be evaluated by the termite inspector.



The patio roof-line or beam is deformed and should be evaluated by a licensed specialist such as a framing contractor.

14. Balconies

Observations:

14.1. The balcony is in acceptable condition.

14.2. 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.

14.3. The balcony guardrail is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.

Exterior (continued)



The balcony guardrail is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade.

15. Decks

Observations:

15.1. The deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

15.2. We were unable to inspect the sub-framing area of the decks as they were too close to the grade for access.

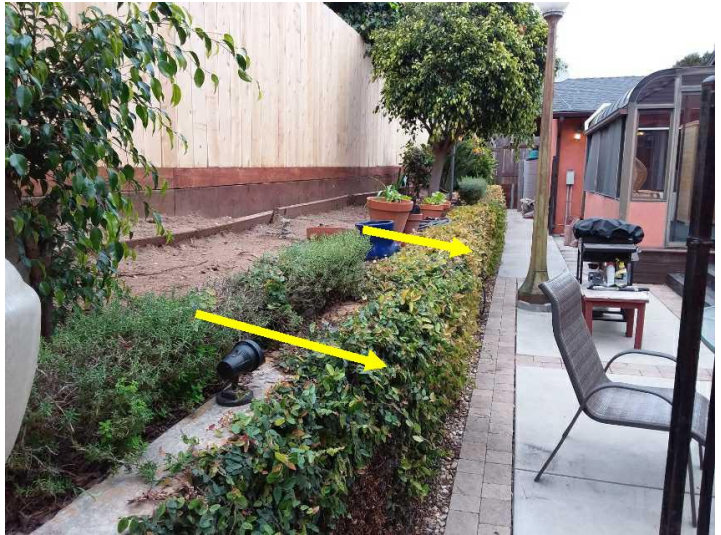
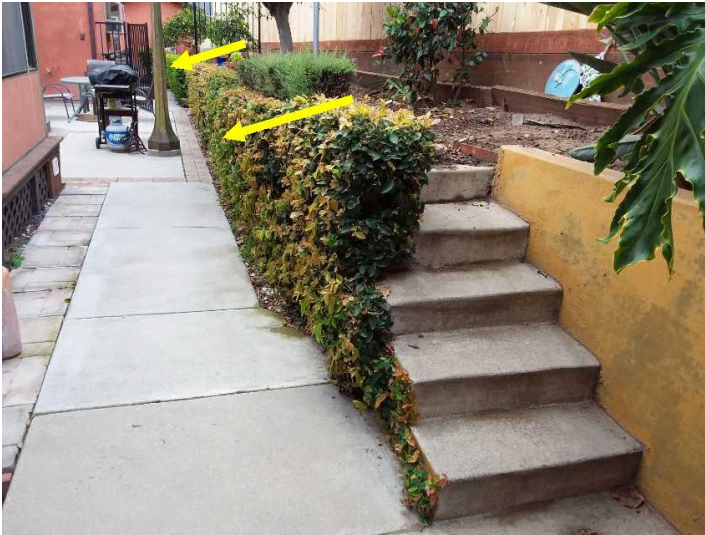
16. Guardrails

Observations:

16.1. If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

16.2. There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches, and appropriate precautions should be taken to safeguard children and the elderly.

Exterior (continued)



There are areas of this property that do not have guardrails, which are required for walk-offs greater than thirty inches, and appropriate precautions should be taken to safeguard children and the elderly.

17. Patio Room

Observations:

17.1. The Patio room is located adjacent to the living room.

17.2. The patio room appears to have been remodeled or part of an addition. If so, 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.

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

17.4. One or more of the window screens are missing, which you may wish to have replaced.

17.5. One or more window screens are damaged, which you may wish to have repaired.

17.6. The exterior door is functional but does not have a lock which you may wish to have serviced.

17.7. The walls in the living room have cosmetic damage that you should view for yourself.

17.8. There is a moisture stain on the wall that should be explained or explored further.

17.9. The patio room or deck floor is covered so our inspection is limited.

Exterior (continued)



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



There is a moisture stain on the wall that should be explained or explored further.

Foundation Comments

1. Crawlspace Observations

Observations:

1.1. This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. Although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than $\frac{1}{4}$ " and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

1.2. We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

1.3. We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduit and or limited space. We were able to inspect or view about 80%.

1.4. The crawlspace access is located at various locations.

1.5. The crawlspace is accessible and in acceptable condition.

1.6. Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.

1.7. There are stains or moisture damage to the sub-floor beneath the residence. The termite inspector is responsible for pressure testing shower pans, and will evaluate and comment on the condition of the shower pan and any resulting damage to the intermediate floor framing.

1.8. The foundation is raised, bolted and built to the standards of the year in which it was constructed, which may well be adequate but which would not meet current structural or seismic standards.

1.9. The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

1.10. The cripple walls do not include shear panel and will remain seismically vulnerable, and therefore should be upgraded.

Foundation Comments (continued)

1.11. The electrical components that are visible within the crawlspace appear to be in acceptable condition.

1.12. The visible portions of the water pipes are in acceptable condition but should be monitored because of their location. Leaks from pipes that pass through a crawlspace can be difficult to detect until significant damage is evident elsewhere.

1.13. Some of the water supply lines are insufficiently supported and should be serviced.

1.14. Ventilation of the foundation crawlspace is conventional and should be adequate.

1.15. The floor insulation in ADU is in acceptable condition.

1.16. There is no floor insulation in original construction which would not have been required when this residence was constructed.



Moisture has entered the crawlspace, as is evident by salt crystal formations around the base of the stem walls. However, this is a common phenomenon that does not necessarily indicate a chronic or serious problem. The soils are currently dry, but it would be prudent to monitor this area.



Some of the water supply lines are insufficiently supported and should be serviced.

Roofing

1. Roof Gutters

Observations:

1.1. The roof gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

1.2. Some of the gutters need to be cleaned to drain properly.

1.3. We have noted that the downspouts enter into underground drains, but we cannot confirm their termination points. It should be verified that they are clear, and the termination points be verified.

1.4. We observed standing water in some sections of the gutters which implies that it may not be properly sloped and should be evaluated and serviced.



Some of the gutters need to be cleaned to drain properly.



We observed standing water in some sections of the gutters which implies that it may not be properly sloped and should be evaluated and serviced.

Roofing (continued)

2. Composition Shingle Observations

Observations:

2.1. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

2.2. We evaluated the roof and its components by walking its surface.

2.3. The field shingles are losing granules, or in the primary stages of decomposition, which means that the roof will be more susceptible to leakage and must be monitored, but you may wish to have a specialist evaluate it.

2.4. The shingles are losing granules but would not need to be replaced at this time.

2.5. Some of the roof flashing need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashing on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

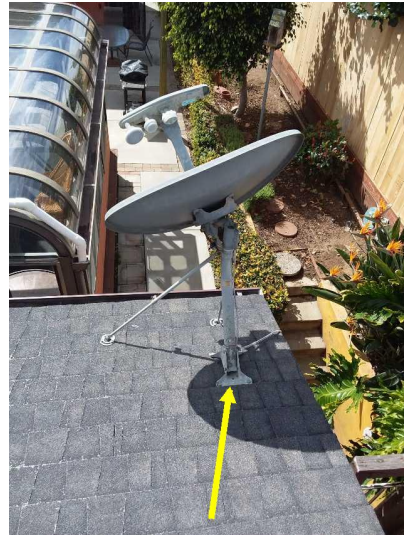
2.6. There is a satellite dish that has been installed on the roof without flashing and will need to be sealed regularly to prevent moisture from entering during rains.

2.7. There are penetrations on the roof that are flashed but not sealed. There is a direct link into the attic which should be serviced as a termination cap was removed.

Roofing (continued)



The shingles are losing granules but would not need to be replaced at this time.



There is a satellite dish that has been installed on the roof without flashing and will need to be sealed regularly to prevent moisture from entering during rains.



The shingles are losing granules but would not need to be replaced at this time.



There are penetrations on the roof that are flashed but not sealed. There is a direct link into the attic which should be serviced as a termination cap was removed.

Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

1.2. The fireplace has been modified with an insert that we do not have the expertise to evaluate. We recommend you consult with the sellers if the insert was professionally installed, or if a permit was acquired.

1.3. The ornamental gas log fire does not respond and should be serviced.

1.4. We were unable to view any part of the flue because of an installed insert.

1.5. The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

1.6. The fireplace glass has cosmetic damage which you should view for yourself.

1.7. The fireplace hearth is in acceptable condition.

1.8. The fireplace mantle is in acceptable condition.

1.9. The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

1.10. A functional spark arrestor and a weather-cap are in place on the chimney.

1.11. The chimney walls appear to be in acceptable condition.

1.12. The chimney flashings are in acceptable condition.



The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.



The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

Fireplace (continued)

2. Bedroom Fireplace

Observations:

2.1. The chimney is a pre-fabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

2.2. The fireplace is a thermostatically controlled heat rated appliance. The fireplace is the heat source for the residence. It is controlled by a remote control or manual controls at the bottom of the fireplace

2.3. The firebox is in acceptable condition.

2.4. The ornamental gas log fire does not respond and should be serviced.

2.5. A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

2.6. The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

2.7. The fireplace mantle is in acceptable condition.

2.8. The chimney flashings are in acceptable condition.



The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

Fireplace (continued)

3. Den Comments

Observations:

3.1. The chimney is a pre-fabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.

3.2. The fireplace is a thermostatically controlled heat rated appliance. The fireplace is the heat source for the residence. It is controlled by a remote control or manual controls at the bottom of the fireplace

3.3. The firebox is in acceptable condition.

3.4. The ornamental gas log fire does not respond and should be serviced.

3.5. A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

3.6. The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

3.7. The fireplace mantle is in acceptable condition.

3.8. The chimney flashings are in acceptable condition.



The fireplace glass is functional, however does not have a protective screen, which is required by current standards and should be installed for optimal safety.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.

1.2. The water supply system includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance history and procedures.



A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend you ask the sellers if the unit was professionally installed and its service history.

2. Water Supply Comments

Observations:

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

2.2. An expansion tank is required on the plumbing system when there is a pressure regulator installed, which should be evaluated and serviced by a licensed specialist.

2.3. A functional pressure regulator is in place 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.

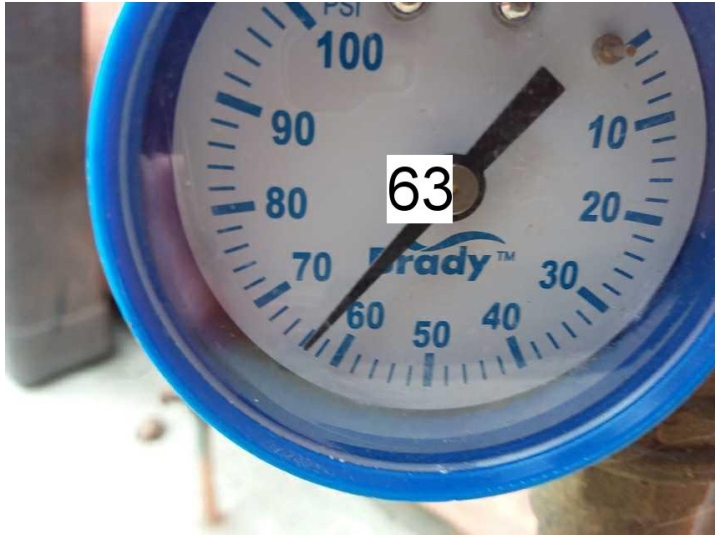
2.5. The potable water pipes are in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are inside walls which we can only view the pipes as they exit walls.

2.6. Sections of the residence are served by Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition.

Plumbing Components (continued)



The main water shut-off valve is located at the right side of the house.



A functional pressure regulator is in place 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 right side of the home, unit or building.

3.3. 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.

3.4. Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

Plumbing Components (continued)



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



Some of the gas lines at the meter are rusted and should be painted to prevent further corrosion.

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 that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property
- 4.3. A PVC hose bib pipe should be braced with a metal stake.
- 4.4. We have observed exposed PVC pipe on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.
- 4.5. A hose bib on the rear is no longer functional or has been abandoned. However, we may not have located and tested each hose bib on the property.

Plumbing Components (continued)



We have observed exposed PVC pipe on the exterior, which may become brittle when exposed to the sun's ultraviolet light. These pipes can become subject to breaking or leaking. We recommend painting the PVC pipes to block the UV rays and protect the pipe.



A hose bib on the rear is no longer functional or has been abandoned. However, we may not have located and tested each hose bib on the property.

Plumbing Components (continued)

5. Tankless Water Heater

Observations:

5.1. Tankless or "On Demand" water heaters provide virtually endless hot water, if properly sized and provided proper fuel. They require little maintenance beyond periodic flushing to descale mineral deposits. Some manufactures recommend they be flushed yearly in hard water areas and as little as every 5 years with soft water. They should be monitored for leaks, which is to be anticipated with any water heater.

5.2. The residence is served by two tankless water heaters located on the exterior.

5.3. The shut-off valves 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.

5.4. The gas control valves and its connectors at the water heaters are presumed to be functional.

5.5. The vent pipes are functional.

5.6. The pressure relief valve pipe has not been installed correctly. It must terminates no more than twenty-four inches above grade and no closer than six inches to it and be directed down towards the ground.

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

5.8. The water heater appears to have adequate combustion-air vents.

5.9. There is a moisture stain on the wall or ceiling that should be explained or explored further.

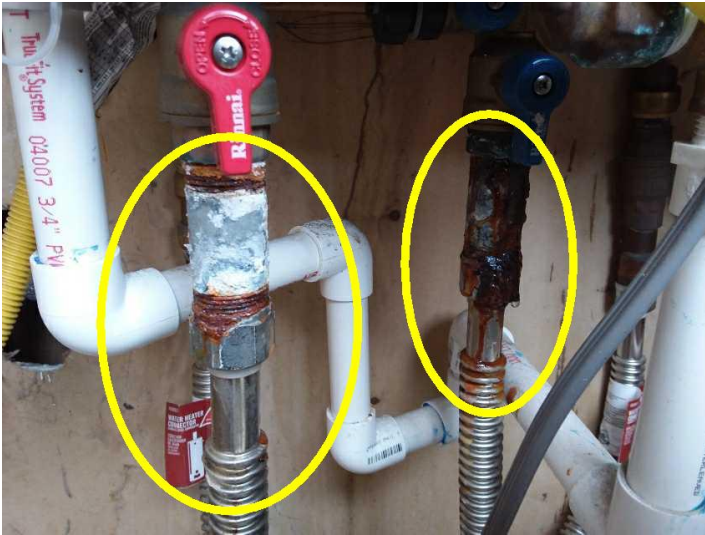
5.10. We have observed a dark stain like substance within the water heater closet that should be evaluated by a specialist.

5.11. The condensate drainpipes are not plumbed correctly which should be evaluated and serviced. .

5.12. There is a leak at the right side exterior water connector on the gas water heater, which should be repaired by a plumber.

5.13. The TPR valve discharge pipe on right side water heater is PVC which is not approved for this purpose and should be replaced with metal or CPVC.

Plumbing Components (continued)



There is a leak at the right side exterior water connector on the gas water heater, which should be repaired by a plumber.



There is a leak at the right side exterior water connector on the gas water heater, which should be repaired by a plumber.



The TPR valve discharge pipe on right side water heater is PVC which is not approved for this purpose and should be replaced with metal or CPVC.



The pressure relief valve pipe has not been installed correctly. It must terminate no more than twenty-four inches above grade and no closer than six inches to it and be directed down towards the ground.

Plumbing Components (continued)



We have observed a dark stain like substance within the water heater closet that should be evaluated by a specialist.



We have observed a dark stain like substance within the water heater closet that should be evaluated by a specialist.

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 have identified ABS pipe that is visible within the foundation crawlspace, but which could be concealed elsewhere, that was manufactured between the years 1984 and 1990, by Polaris, Gable Centaur, Phoenix, or Apache, which is alleged to be defective and the subject of a class action lawsuit. The plaintiffs allege that these pipes contain a plastic resin that contributes to circumferential cracking at the glue joints, which can result in leaks. Although we did not see any evidence of this, we recommend that the pipes be evaluated by a plumber who is familiar with this issue.

6.3. 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.

6.4. 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.

Plumbing Components (continued)



We have identified ABS pipe that is visible within the foundation crawlspace, but which could be concealed elsewhere, that was manufactured between the years 1984 and 1990, by Polaris, Gable Centaur, Phoenix, or Apache, which is alleged to be defective and the subject of a class action lawsuit. The plaintiffs allege that these pipes contain a plastic resin that contributes to circumferential cracking at the glue joints, which can result in leaks. Although we did not see any evidence of this, we recommend that the pipes be evaluated by a plumber who is familiar with this issue.

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 residence is served by a 100 amp main electrical panel, located at the right side of the home or unit.
- 1.3. The exterior cover for the main electrical panel is in acceptable condition.
- 1.4. The interior cover for the main electrical panel is in acceptable condition.
- 1.5. The main panel and its components have no visible deficiencies.
- 1.6. The main conductor lines are underground, or contained in what is described as a lateral service entrance. This is characteristic of a modern electrical service but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of service.
- 1.7. The wiring in the main electrical panel has no visible deficiencies.
- 1.8. The residence is predominately wired with a three-wire non-metallic cable commonly known as Romex.
- 1.9. There are no visible deficiencies with the circuit breakers in the main electrical panel.
- 1.10. The panel is correctly grounded to a driven rod.

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 in the garage.
- 2.3. The electrical sub panel has no visible deficiencies.
- 2.4. The interior of the sub panel was not accessible and was not inspected.
- 2.5. The panel cover is missing one or more of its fasteners or screws and should be serviced.

Electrical Service Panels (continued)



The interior of the sub panel was not accessible and was not inspected.

3. Sub Panel #2 Observations

Observations:

3.1. 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.

3.2. The sub panel is located at the rear exterior of the home.

3.3. 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.

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

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

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

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

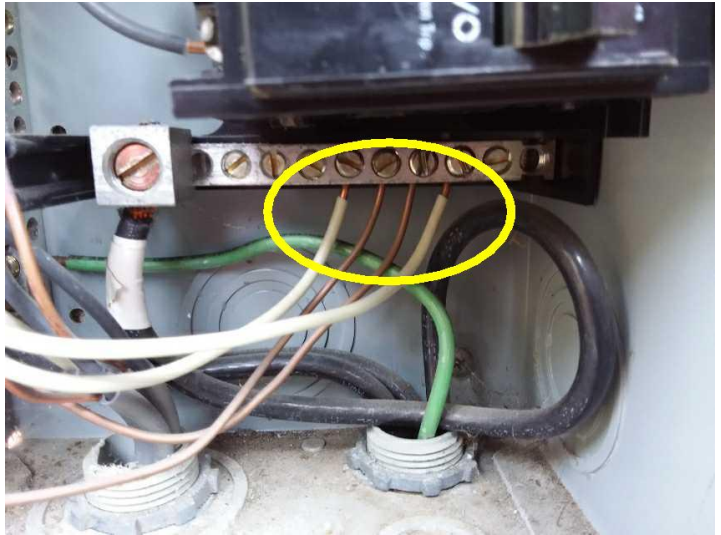
3.8. The circuit breakers have no visible deficiencies.

3.9. The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.

Electrical Service Panels (continued)



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.



The neutral and ground wires are together on the same buss bar and should be separate. The ground wires should be bonded to the panel and the neutral wires should be separate and "floating" from the panel. We recommend that a licensed electrician evaluate and service the sub panel.

4. Sub Panel #3 Observations

Observations:

4.1. 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.

4.2. The sub panel is located within the laundry room or area of the ADU.

4.3. 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.

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

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

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

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

4.8. The circuit breakers have no visible deficiencies.

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

Electrical Service Panels (continued)



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. The front door is functional.

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

1.3. The lights are functional.

2. Living Room

Observations:

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

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

2.3. The lights are functional.

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

Interior Space (continued)

3. Dining Room

Observations:

3.1. The Dining room is located adjacent to the family room.

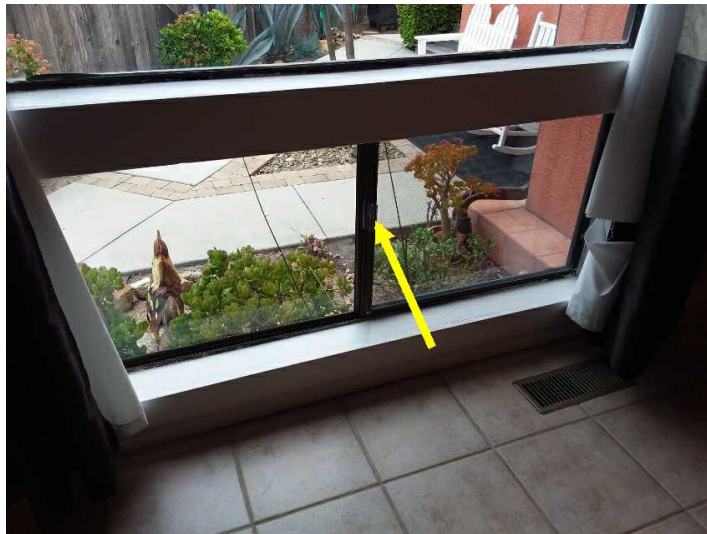
3.2. The lights are functional.

3.3. There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

3.4. Walls/ceilings have cosmetic damage that you should view for yourself.

3.5. The walls have stress fractures which may have resulted from movement. I can elaborate on this issue, but you should have a specialist comment, and be aware that such cracks can reappear, and typically if they are not repaired correctly.

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



There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

4. Family Room

Observations:

4.1. The Family room is located adjacent to the main entry.

4.2. There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

Interior Space (continued)



There's one or more windows installed within 18 inches of the finished floor that current standards require such windows to be tempered or safety glass.

5. Den

Observations:

5.1. The Den is located adjacent to the kitchenette in the ADU.

5.2. A ceiling light does not respond, and should be serviced.

5.3. The smoke detector did not respond, and should be serviced.

5.4. The carbon monoxide/smoke detector did not respond, and should be serviced.



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



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

Interior Space (continued)

6. Main Hallway

Observations:

6.1. This hallway leads to the bedrooms.

6.2. The lights are functional.

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

6.4. The combo carbon monoxide/smoke detector did not respond, and should be serviced.

7. Stairs

Observations:

7.1. We have evaluated the stairs and landing, and found them to be in acceptable condition.

7.2. The lights are functional.

Bedrooms

1. Master Bedroom Observations

Observations:

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

1.2. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

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

Bedrooms (continued)



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

2. Bedroom 2

Observations:

- 2.1. This bedroom is located at the 1st bedroom door on the left going down the hallway.
- 2.2. We have evaluated the bedroom components, and found it to be in acceptable condition.
- 2.3. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

3. Bedroom 3

Observations:

- 3.1. This bedroom is located at the 2nd bedroom door on the right going down the hallway.
- 3.2. The smoke alarm responded to the test button, but should be checked and tested periodically.
- 3.3. We were unable to activate the ceiling fan and light, which could be controlled by a remote. Please consult with the seller regarding this issue.

Bedrooms (continued)



We were unable to activate the ceiling fan and light, which could be controlled by a remote. Please consult with the seller regarding this issue.

4. Bedroom 4

Observations:

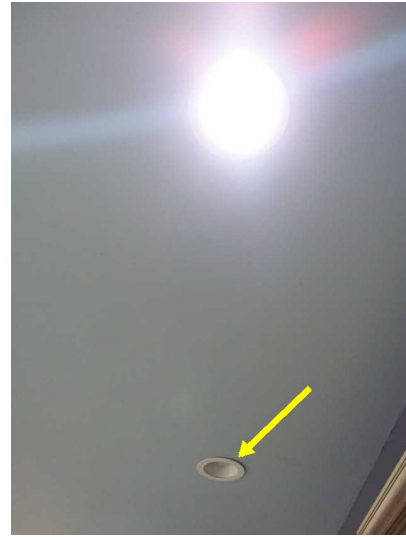
- 4.1. This bedroom is located at the end of the hall to the right.
- 4.2. We have evaluated the bedroom components, and found it to be in acceptable condition.
- 4.3. The combination carbon-monoxide/smoke alarm is functional but should be monitored and tested regularly.

5. Bedroom 5

Observations:

- 5.1. This bedroom is located up the stairs to the left in the ADU.
- 5.2. A ceiling light in the bedroom does not respond, and should be serviced.
- 5.3. The sink in the bedroom is functional.
- 5.4. A smoke alarm in the bedroom did not respond, and should be serviced.
- 5.5. The combination carbon-monoxide/smoke alarm did not respond and should be serviced.
- 5.6. There is not a functional carbon monoxide alarm within the bedroom, which is required when there is a fireplace in the bedroom.
- 5.7. The outlet in the bar sink does not reset which should be evaluated and serviced by a licensed specialist.

Bedrooms (continued)



The outlet in the bar sink does not reset which should be evaluated and serviced by a licensed specialist.

A ceiling light in the bedroom does not respond, and should be serviced.

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.

1.2. The kitchen includes a reverse osmosis or water filtration system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance history and procedures.

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 separation between the counter top and the backsplash should be sealed.

Kitchen (continued)



A separation between the counter top and the backsplash should be sealed.

4. Electrical Components

Observations:

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

4.2. Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.

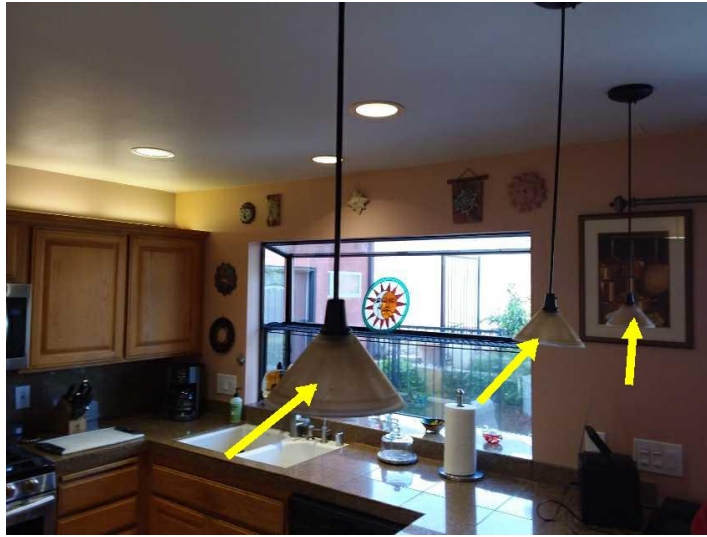


Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.



Some of the outlets at the kitchen counter top are not GFCI protected as required by today standards.

Kitchen (continued)



A ceiling light does not respond and should be serviced.

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.

8.2. The dishwasher is functional, but does not sit squarely within its opening and or has not been secured in its opening.

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.

11. Flooring

Observations:

11.1. The floor is worn or cosmetically damaged, which you should view for yourself.

11.2. The tiled floor has cosmetic damage or cracks which you should view for yourself

Kitchenette

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.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

Kitchenette (continued)

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 frozen, and probably from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced.

8. Dishwasher Comments

Observations:

8.1. High loop

9. Exhaust Fan

Observations:

9.1. The exhaust fan or downdraft is functional.

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. Master Bathroom Observations

Observations:

- 1.1. This bathroom is a three-quarter and is located adjacent to the master bedroom.
- 1.2. The sink countertop is functional.
- 1.3. The sink is functional.
- 1.4. The mechanical sink stopper will need to be adjusted to engage.
- 1.5. The trap and drain are functional.
- 1.6. The outlets are functional and include ground-fault protection.
- 1.7. A ceiling light does not respond and should be serviced.
- 1.8. The exhaust fan is functional.
- 1.9. The toilet is functional.
- 1.10. The toilet is identified as being a low-flush type. 1.6gpf
- 1.11. The stall shower is functional.
- 1.12. 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.
- 1.13. There is no privacy door to the bathroom which you may wish to have serviced .



A ceiling light does not respond and should be serviced.

Bathrooms (continued)

2. Hallway Bathroom

Observations:

- 2.1. The hallway bathroom is a full and is located adjacent to the hallway.
- 2.2. The cabinets are in acceptable condition.
- 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 outlets are functional and include 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. 1.6gpf
- 2.12. The tub-shower is functional.
- 2.13. The tub is functional.
- 2.14. The tub stopper is missing or incomplete, and should be repaired or replaced.
- 2.15. The door handle does not include a privacy lock, which you may wish to have installed.
- 2.16. The ceiling heater is functional.
- 2.17. The toilet is loose, and should be secured.

Bathrooms (continued)

3. 1st Guest Bathroom

Observations:

- 3.1. This bathroom is a full and is located adjacent to the bedroom 5 in ADU.
- 3.2. The cabinets are in acceptable condition.
- 3.3. The sink countertop is functional.
- 3.4. The sink is functional.
- 3.5. The sink faucet and its components are functional.
- 3.6. The trap and drain are functional.
- 3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker on bar sink in bedroom 5.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional.
- 3.10. The toilet is functional.
- 3.11. The toilet is identified as being a low-flush type. 1.6gpf
- 3.12. The tub-shower is functional.
- 3.13. The tub is functional.

Bathrooms (continued)

4. 2nd Guest Bathroom

Observations:

4.1. This bathroom is a half and is located adjacent to the kitchenette in the ADU.

4.2. The sink countertop is functional.

4.3. The sink is functional.

4.4. A mechanical sink stopper is incomplete and should be serviced.

4.5. The trap and drain are functional.

4.6. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker on the bar sink in bedroom 5.

4.7. A GFCI outlet at bar sink did not reset when activated and should be repaired or replaced by a licensed electrical contractor. Currently the outlets at the bathrooms do not function.

4.8. The lights are functional.

4.9. The exhaust fan is functional.

4.10. The toilet is functional.

4.11. The toilet is identified as being a low-flush type. 1.6gpf

Bathrooms (continued)

5. Garage Bathroom

Observations:

- 5.1. This bathroom is a three-quarter and is located adjacent to or within the garage.
- 5.2. The cabinets are in acceptable condition.
- 5.3. The sink countertop is functional.
- 5.4. The sink is functional.
- 5.5. The sink faucet and its components are functional.
- 5.6. The trap and drain are functional.
- 5.7. The sink outlets are functional and include ground-fault protection.
- 5.8. The lights are functional.
- 5.9. The exhaust fan is functional.
- 5.10. The toilet is functional.
- 5.11. The toilet is identified as being a low-flush type. 1.28gpf
- 5.12. The stall shower is functional.
- 5.13. 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.
- 5.14. The wall outlet is functional, but should be upgraded to have ground-fault protection.
- 5.15. Outlet cover(s) is missing and should be installed.

Bathrooms (continued)



The wall outlet is functional, but should be upgraded to have ground-fault protection.

Laundry

1. Laundry Room

Observations:

- 1.1. The laundry room is located adjacent to the bedroom 5 in ADU.
- 1.2. The upstairs laundry area does not include a drain pan. Moisture intrusion will remain a possibility and you may wish to have this feature added.
- 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. The gas control valve and its connector is presumed to be functional.
- 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.
- 1.8. The lights are functional.

Laundry (continued)

2. Laundry Area

Observations:

2.1. The laundry area is located within the garage bathroom.

2.2. The Laundry room appears to have been remodeled, or an addition. If so, 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 may exist.

2.3. 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.

2.4. The back-draft on the exterior dryer vent cover is missing, stuck open, or incomplete and should be repaired or replaced.

2.5. The dryer vent within the crawlspace extends more than six feet in length and therefore should be a smooth-walled metal type.

2.6. The gas control valve and its connector is presumed to be functional.

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

2.8. The exhaust fan is functional.

2.9. The dryer vent is separated within the foundation crawlspace and should be repaired.



The back-draft on the exterior dryer vent cover is missing, stuck open, or incomplete and should be repaired or replaced.



The dryer vent is separated within the foundation crawlspace and should be repaired.

Laundry (continued)



The dryer vent within the crawlspace extends more than six feet in length and therefore should be a smooth-walled metal type.

Heating & Air conditioning

1. Forced Air Furnace

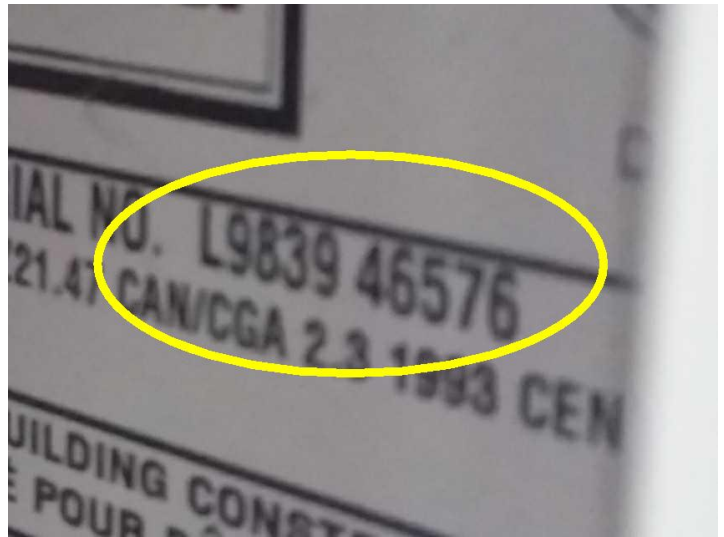
Observations:

- 1.1. Central heat is provided by a forced-air furnace that is located in the garage.
- 1.2. The burners and heat exchanger are sealed and cannot be viewed.
- 1.3. The furnace is not original and you should obtain documentation of its replacement for your records, which would reveal its exact age and confirm that the installation was made by licensed specialists, and could include a transferable warranty.
- 1.4. There is no conventional heat installed at the ADU residence, which is required by current building standards and should be evaluated and serviced as needed.
- 1.5. The vent pipe is functional.
- 1.6. The gas valve and connector are in acceptable condition.
- 1.7. The combustion-air vents for the gas furnace are functional.
- 1.8. The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the ducts can become contaminated.
- 1.9. The circulating fan is clean and functional.
- 1.10. The thermostat is functional.
- 1.11. 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.
- 1.12. The registers are reasonably clean and functional.
- 1.13. Because the registers are mounted on the floor and the home is furnished, we may not have located all of them.
- 1.14. 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.

Heating & Air conditioning (continued)



Central heat is provided by a forced-air furnace that is located in the garage.



Serial number L983946576 - manufactured 1998

Attics

1. Attic

Observations:

1.1. In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

1.2. The attic can be accessed through a hatch located in the hallway ceiling.

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due to conditions of clearance and obstructions. We were able to access approximately 40% of the attic.

1.5. There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.

1.6. The visible roof framing consists of a factory - built truss system that is in acceptable condition. It is comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

1.7. Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

1.8. The heat vents appear to be functional.

1.9. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.

1.10. The drainpipe vents that are fully visible are in acceptable condition.

1.11. The attic is insulated, with approximately six-inches of blown-in cellulose, but current standards call for nine and even twelve inches. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Attics (continued)

1.12. Electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.

1.13. The bathroom exhaust ducts should be extended to an exterior port.

1.14. The bathroom exhaust duct is separated, and should be repaired.



The bathroom exhaust duct is separated, and should be repaired.



The bathroom exhaust ducts should be extended to an exterior port.



There are moisture stains on the attic ceiling at a roof penetration that indicate a past or present leak. This is a common area for leaks. We are unable to determine if the leak is current, or a past leak, in any case it should be further investigated or explained.



Electrical connections have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur, a task that should be completed by a licensed electrician.

Garages

1. Double-Car Garage

Observations:

- 1.1. The window panes are not tempered or safety glass which is required by current standards.
- 1.2. The door has some cosmetic damage but is functional.
- 1.3. The garage is too full to permit a clear view of the entire slab and other components of the garage.
- 1.4. The slab floor is moderately cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are usually not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.
- 1.5. The ventilation ports are functional.
- 1.6. The garage walls are too full or covered to provide a clear view of them and other components of the garage.
- 1.7. The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.
- 1.8. There has been a drywall/plaster repair that should be explained by the seller.
- 1.9. The walls are sheathed and in acceptable condition however they have cosmetic damage you should view for yourself.
- 1.10. Some outlets that were tested are functional, and include ground-fault protection.
- 1.11. We were unable to test all outlets within the garage due to personal contents being stored within it during our inspection.
- 1.12. A light switch cover is damaged and should be serviced.
- 1.13. A light is missing its globe or cover and should be serviced.
- 1.14. A light has an audible hum and should be serviced.
- 1.15. The garage door and its hardware are functional.
- 1.16. The garage door opener is functional.
- 1.17. The laundry sink is functional, and does not need service at this time.
- 1.18. The laundry sink faucet is functional.
- 1.19. The valves and connector below the sink are functional.
- 1.20. The trap and drain lines below the laundry room sink are functional.

Garages (continued)

1.21. The garbage disposal did not respond and should be evaluated and serviced.

1.22. The furnace platform should be covered with drywall to maintain the required firewall protection. There may be a direct link into the interior of the home.

1.23. A heat register nullifies the firewall rating and should be repaired.

1.24. Some of the garage outlets do not have ground-fault protection and should be upgraded to include this important safety component.

1.25. The pressure settings on the garage door opener are not sensitive enough, which is designed to cause it to reopen the door if an obstruction is present, and should be adjusted.



The window panes are not tempered or safety glass which is required by current standards.

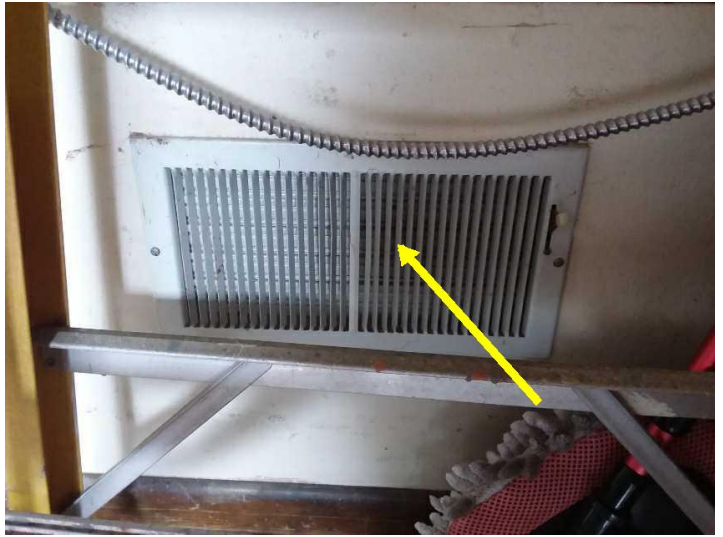


The garage is too full to permit a clear view of the entire slab and other components of the garage.

Garages (continued)



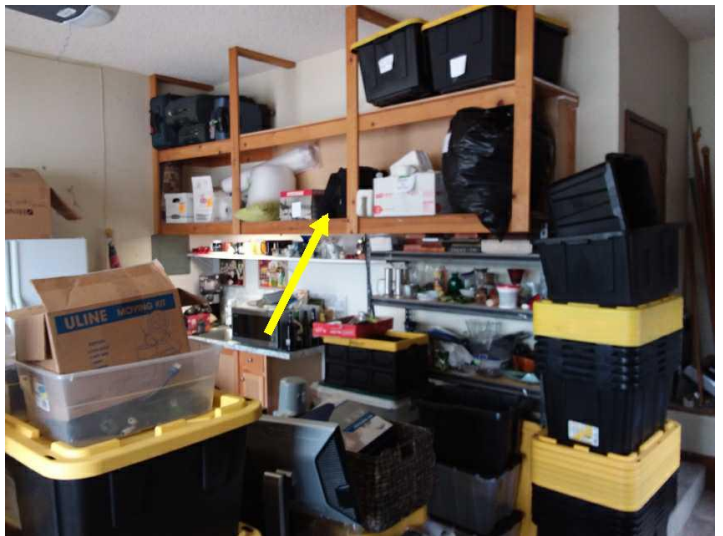
The slab floor is moderately cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are usually not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.



A heat register nullifies the firewall rating and should be repaired.



The furnace platform should be covered with drywall to maintain the required firewall protection. There may be a direct link into the interior of the home.



The garage walls are too full or covered to provide a clear view of them and other components of the garage.

Garages (continued)



The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.



The storage space may have been added without the benefit of a permit, which could stress the roof framing. You may wish to verify this with the sellers. Regardless, you should limit the storage to lightweight items.



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



A light switch cover is damaged and should be serviced.