Cornerstone Inspection

Property Inspection Report

1400 Blackberry Avenue, Arroyo Grande, CA 93420
Inspection prepared for: Bill Ready and Debra Strawhun
Real Estate Agent: Shannon Bowdey - Keller Williams

Date of Inspection: 7/24/2026 Time: 9:00 AM
Age of Home: 2002 Size: 1766
Inspector: Gus Vasquez
Order ID: 13999

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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a qualified licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

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.

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 recommend 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** system or safety concerns with this property at the time of inspection.

Plumbing Components		
Page 15 Item: 2	Water Supply Comments	2.3. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.
Electrical Service Panels		
Page 19 Item: 1	Electrical Service Equipment	1.8. There are voids or open knockouts in the interior cover of the main electrical panel that should be covered. 1.9. Various circuits are not labeled, which is recommended. 1.10. A 20 amp breaker is serving two circuits. This condition should be evaluated by an electrician.
Kitchen		
Page 23 Item: 10	Gas Range & Cook Top	10.2. 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.
Garages		
Page 33 Item: 1	Double-Car Garage	1.8. The door spring is broken and will not support nether weight of the door. It should be replaced. We recommend not using the door until replaced. 1.9. The garage door opener and infa-red sensors are functional, but it does not auto-reverse with an obstruction. We recommend the opener be evaluated by a specialist and serviced or replaced as required. Often the solution is a simple adjustment.

Site and Other Comments

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. Our inspections are followed up with an addendum or supplemental information that is issued to our clients after the original reports have released to the other parties involved in the transaction. If you like the quality and thoroughness of this report, and wish to retain Cornerstone Inspection, Inc., we would be happy to perform an on-site review of the report and inspection for a fee of $175, or 1/2 the original inspection fee, whichever is more. A review usually takes on the average home about 1 hour. The review includes a consultation at the property, and includes the issuance of a new report and contract in your name.

1.6. We do not inspect window coverings as a part of our service, however there are blinds present with pull cords that have been found to be a choke hazard, especially if small children occupy the home. These cords should be secured within the windowsill area at a point where they can only be reached by on adult.

1.7. We prefer to have the buyers 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. 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.

1.9. It is at the inspectors discretion if they wish to exceed the minimum CREIA standards for any specific system or component. Under no circumstance should the client assume that if the inspector exceeds the CREIA standard, in anyway, the inspector is required to or will perform to the same level above the standard on any other system or component.

2. Environmental Comments

Observations:

2.1. We recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Requirement for carbon monoxide alarms in ALL dwellings, effective July 1, 2011. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturer's installation instructions for specific recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades.

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. We recommend Photoelectric sensor models only.

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 discovere leaking windows while it is raining that may not have be apparent otherwise.

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 possible hope to have. We may confirmed 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 and full or partial gutters, which is not ideal. We did not see any evidence of moisture threatening the living space.

2.3. 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.

2.4. 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.

3. Exterior Wall Cladding

Observations:

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

3.2. The house wall finish is in acceptable condition.

3.3. There are "expected" cracks in the stucco around some windows and doors that result from movement, and are quite common. Stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly.

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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. The walkways are in acceptable condition.

4.4. The patio surface is in acceptable condition.

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

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5. Wood Trim, Facia and Eave

Observations:

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

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

5.3. The termite report should confirm moisture, dry rot or insect damage to the facia board and or eaves of the roof.

5.4. As a recommended upgrade, we recommend that the exposed wood that extends beyond the eave area, such as beams, columns or other wood members should be sealed and flashed to prevent moisture damage.

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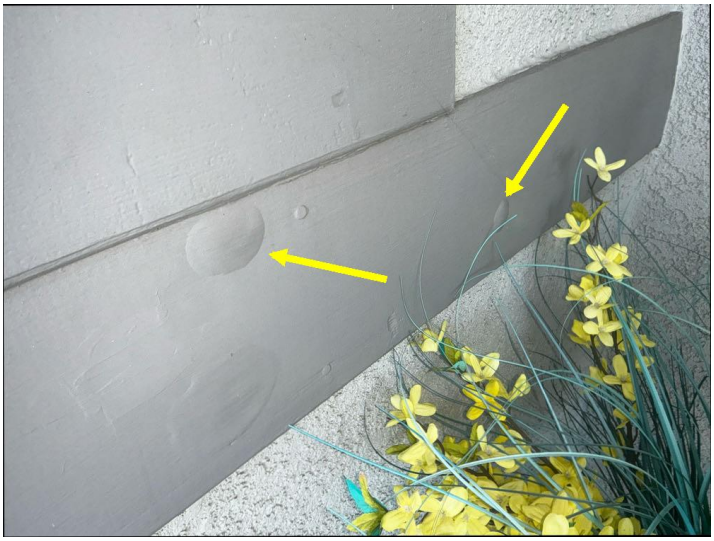

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6. Electrical Components

Observations:

6.1. The exterior outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the garage.

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.

7. Sliding Glass Doors and Screens

Observations:

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

7.2. The dining room slider screen is damaged, and you may wish to it replaced.

7.3. The master bedroom sliding screen door will need service to roll smoothly.

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. The windows are in acceptable condition.

9. Fences and Gates

Observations:

9.1. 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.

9.2. The fences are serviceable, and would not need service at this time.

9.3. Portions of the fences are obscured by foliage or other material, which prevents a thorough inspection.

10. Landscaping

Observations:

10.1. There are tree limbs overgrowing the residence that should be trimmed or monitored, to insure that they do not impact of damage the roof or its components.

10.2. Vegetation is encroaching on the structure. We recommend vegetation kept a minimum of twelve inches away for the general welfare of the walls and foundation.

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Foundation Comments

1. Slab Foundation

Observations:

1.1. This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. 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, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Given the homes age, the slab is presumed to be bolted foundation with no visible or significant abnormalities.

Roofing

1. Roof Gutters

Observations:

1.1. 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.

1.2. The gutters need to be serviced as well as being cleaned such as securing them or sealing separated seams.

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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 roof appears to be the same age as the residence.

2.4. The composition shingle roof is in the primary stages of decomposition, which means that the roof is in decline and while it is still in acceptable condition it will become more susceptible to leaks. It will need to be maintained and closely monitored, because it is approaching the end of its serviceable life, and you may wish to have a second opinion before the close of escrow.

2.5. The roof tee top terminations do not include screens as required by current standards. While this wasn't required at the time of construction, we recommend screens be added to these terminations.

2.6. Some roof flashings need to be sealed or serviced. They are comprised of metal valleys, vents and other roof penetrations, which 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. We recommend The flasings be evaluated further by a qualified licensed roofer and serviced as required.

2.7. A rain-collar is improperly installed and should be serviced.

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Fireplace

1. Living Fireplace Comments

Observations:

1.1. The chimney is a prefabricated 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.

1.2. The firebox is in acceptable condition.

1.3. The ornamental gas log fire is functional.

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

1.5. The fireplace glass includes a protective screen and meets current requirements.

1.6. The fireplace hearth is in acceptable condition.

1.7. The chimney includes a functional termination cap.

1.8. The chimney flashings are in acceptable condition.

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. As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed; 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.

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

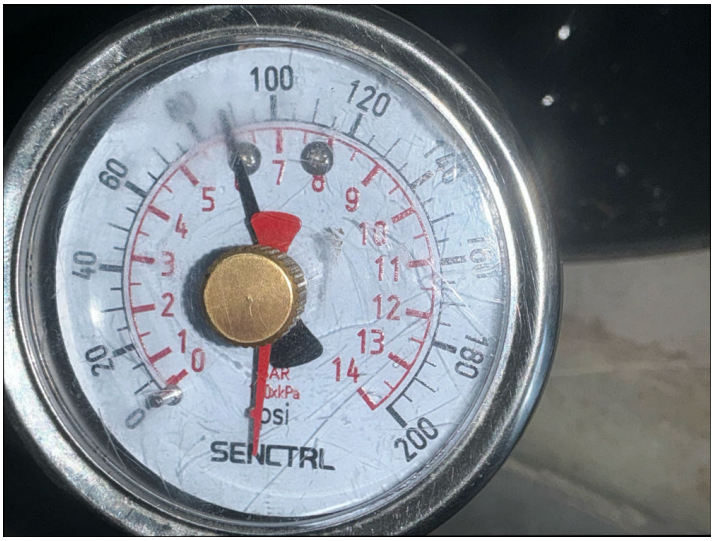
Observations:

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

2.2. The residence is served by Cross-Linked Polyethylene, also known as PEX. The visible potable water pipes are in satisfactory condition.

2.3. The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.

Main water shutoff



The pressure inside the residence is above 80 PSI and will stress components of the system. A licensed plumber should reduce the pressure at the regulator to sixty pounds per square inch, which is optimum. However, the regulator may have failed and would need to be replaced.

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 left side of the home, unit or building.

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

3.4. We recommend that a wrench, designed to fit the gas shut-off valve, be located on or adjacent the gas meter to facilitate an emergency shut-off.

Gas shutoff

4. Irrigation and Hose Bibb Information

Observations:

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

4.2. The hose bibs that we tested are functional, but some 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

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 40 gallon gas water heater that is located in the garage.

5.2. The water heater is functional and there were no leaks at the time of our inspection.

5.3. The water heater is about 3 years old.

5.4. The shut-off valve and water connectors are in place, and presumed to be functional. We do not activate or turn the valves, as they are commonly not used and susceptible to damage due to the lack of use.

5.5. A re-circulating pump is presently installed that we do not evaluate. We recommend that the sellers verify that it is functional.

5.6. The water heater does not include an expansion tank which is required by many jurisdictions when the water supply system includes a water pressure regulator. We recommend upgrading to meet this standard.

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

5.8. The vent pipe is functional.

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

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

5.11. The water heater is equipped with a drip pan and a drainpipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

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

5.13. The water heater is seismically secured.

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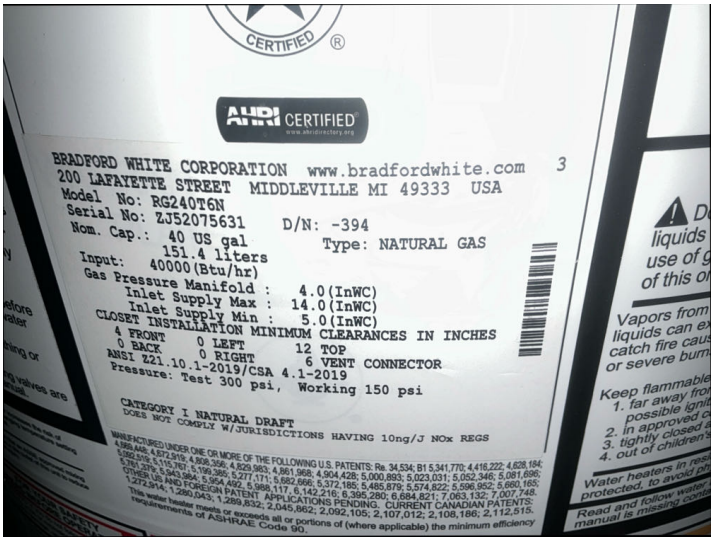


The water heater is about 3 years old.

6. Waste and Drain Systems

Observations:

6.1. The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

6.2. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

6.3. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

6.4. A clean-out is located at the rear.

6.5. The plumbing vent over the laundry room has been capped. We recommend a qualified plumbing contractor evaluate this and service or correct as needed.

A clean-out is located at the rear.

The plumbing vent over the laundry room has been capped. We recommend a qualified plumbing contractor evaluate this and service or correct as needed.

Electrical Service Panels

1. Electrical Service Equipment

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 125 amp main electrical panel, located at the left sideof the home or unit.

1.3. The exterior cover for the main electrical panel is in acceptable condition.

1.4. 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.

1.5. The wiring in the main electrical panel has no visible deficiencies.

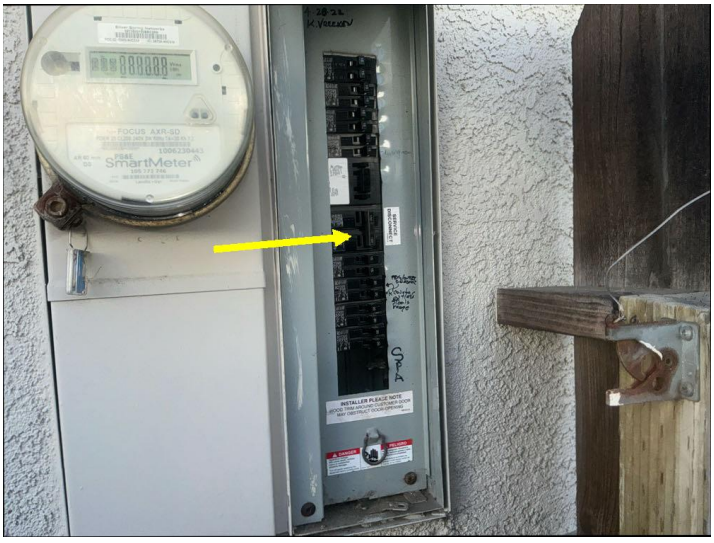
1.6. The residence is predominately wired with a three-wire non-metallic cable commonly known as Romex.

1.7. The main electrical panel is double-grounded to a foundation steel known as a UFER and to a water pipe.

1.8. There are voids or open knockouts in the interior cover of the main electrical panel that should be covered.

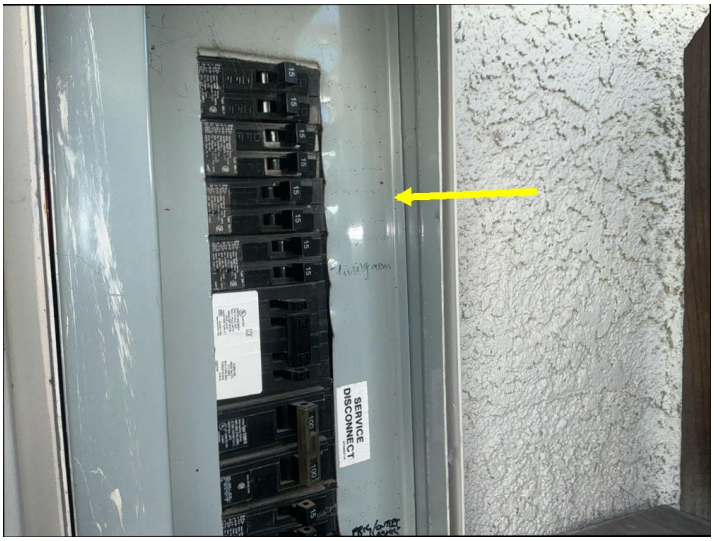
1.9. Various circuits are not labeled, which is recommended.

1.10. A 20 amp breaker is serving two circuits. This condition should be evaluated by an electrician.



Main electrical service disconnect(Shutoff)

There are voids or open knockouts in the interior cover of the main electrical panel that should be covered.



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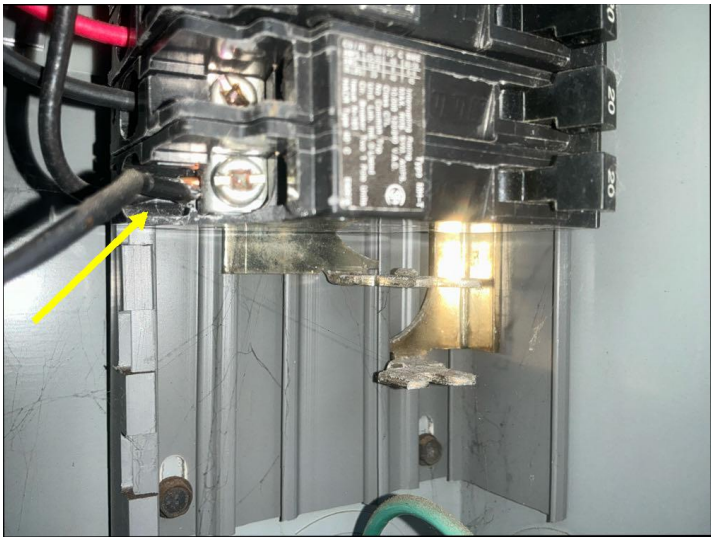


A 20 amp breaker is serving two circuits. This condition should be evaluated by an electrician.

Interior Living Space

1. Main Entry

Observations:

1.1. The stationary door closures serviced to be functional and secure.

The stationary door closures serviced to be functional.

2. Living Room

Observations:

2.1. The living room is located adjacent to the main entry.

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

2.3. The smoke alarm responded to the test button, but should be checked periodically.

2.4. The carbon monoxide alarm is functional, but should be checked periodically.

3. Dining Room

Observations:

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

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

4. Upstairs Hallway

Observations:

4.1. This hallway leads to guest bedroom 2 and 3.

4.2. We have evaluated the hallway, and found it to be in acceptable condition.

4.3. The smoke alarm responded to the test button, but should be checked periodically.

4.4. The carbon monoxide alarm is functional, but should be checked periodically.

5. Downstairs Hallway

Observations:

5.1. This hallway is leads to the Master Bedroom.

5.2. We have evaluated the hallway, and found it to be in acceptable condition.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located at the rear of the home.

1.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

1.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

2. Bedroom 2

Observations:

2.1. This bedroom is located At the front of the home upstairs.

2.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

2.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

3. Bedroom 3

Observations:

3.1. This bedroom is located adjacent the upstairs hallway bathroom.

3.2. We have evaluated the bedroom components, and found it to be in acceptable condition.

3.3. The smoke alarm responded to the test button, but should be checked and tested periodically.

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 water supply includes a drinking water system that we do not have the expertise to evaluate. We recommend the seller demonstrate its operation and maintenance procedures.

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.

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 and its components are 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.

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 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. The master bathroom is a full, and is located adjacent to the master bedroom.

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

1.3. The sink countertop is functional.

1.4. The bathroom sinks are functional.

1.5. The sink faucets and their components are functional.

1.6. The trap and drain are functional.

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

1.8. The lights are functional.

1.9. The exhaust fan is functional.

1.10. The toilet is functional.

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

1.12. The stall shower is functional.

1.13. 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.

1.14. The tub is functional.

1.15. The baseboards adjacent the toilet and shower are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall. The area is currently dry.

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

The baseboards adjacent the toilet and shower are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall. The area is currently dry.

The baseboards adjacent the toilet and shower are moisture damaged. We recommend they be removed and further evaluated to insure the moisture damage does not extend deeper into the wall. The area is currently dry.

2. Upstairs Hallway Bathroom

Observations:

2.1. This bathroom is a full, and is located adjacent to the upstairs hallway.

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

2.3. The sink countertop is functional.

2.4. The sink is functional.

2.5. The sink faucet and its components are functional.

2.6. The trap and drain are functional.

2.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the master bathroom.

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.

3. Powder Room

Observations:

3.1. This bathroom is a half bath, and is located at the stair landing.

3.2. The sink is functional.

3.3. The sink faucet and its components are functional.

3.4. The trap and drain are functional.

3.5. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the master bathroom.

3.6. The lights are functional.

3.7. The exhaust fan is functional.

Laundry

1. Laundry Room

Observations:

1.1. The laundry room is located adjacent to the garage.

1.2. 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.

1.3. Most if not all of the components behind the washer/ dryer were obstructed from view and were not inspected.

1.4. 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 hoses that are coupled with emergency leak water shutoff devices for better protection.

1.5. 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.

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

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

1.8. The outlets that were tested are functional.

1.9. A 220 volt receptacle for the dryer is functional but 3 prong. Newer electric dryers have a 4 prong appliance cord and you may need to upgrade or adapt this connection.

1.10. The lights are functional.

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

1.12. The laundry sink is functional but should be secured to the wall.

1.13. The sink faucet is functional.

1.14. The valves and connectors below the sink are functional.

1.15. The trap and drain at the sink are functional.

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

Heating & Air conditioning

1. Forced Air Furnace

Observations:

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

1.2. The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and is near or at end of life. We recommend that you have it evaluated and serviced by an HVAC contractor prior to the close of the inspection period. It will need to be monitored very closely for evidence of metal fatigue and crack in the heat exchanger.

1.3. The vent pipe is functional.

1.4. The gas valve and connector are in acceptable condition.

1.5. There is no drip leg or sediment trap at the gas appliance as current standards require. We recommend the sediment trap be added.

1.6. The combustion-air vents for the gas furnace are functional.

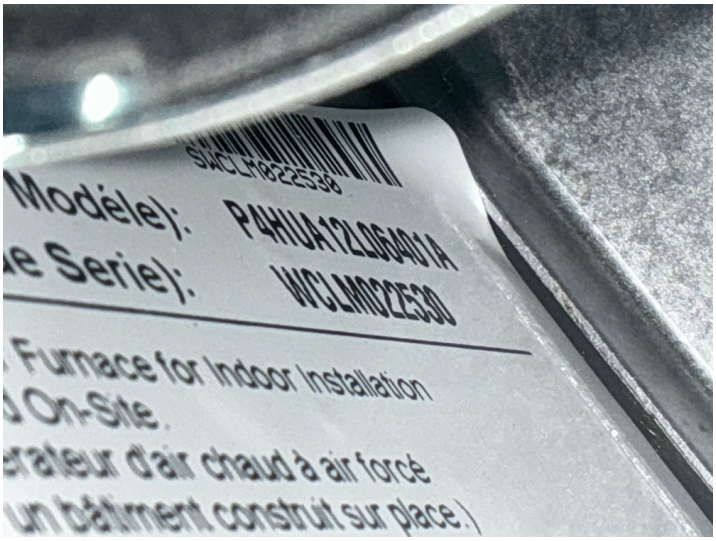
1.7. The return-air compartment is in acceptable condition.

1.8. The circulating fan is clean and functional.

1.9. The thermostat is functional.

1.10. Significant portions of the supply ducts are concealed and cannot be viewed.

1.11. The registers are reasonably clean and functional.



Furnace Brand--York Model--P4HUA12L06401A Manufactured 2002

Attic's

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 in the upstairs hallway.

1.3. There are water stains on the ceiling that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

1.4. The are water stains on the furnace that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

1.5. The lights are functional.

1.6. The electrical components that are fully visible appear to be in acceptable condition.

1.7. 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.

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

1.9. The visible portions of the exhaust ducts are functional.

1.10. The heat vents appear to be functional.

1.11. The attic floor is well insulated with approximately nine-inches or more of fiberglass, batt insulation.

1.12. There is no accessible attic space above the second floor.

The are water stains on the furnace that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

There are water stains on the ceiling that implies that a leak has occurred. Since it was not raining during our inspection, we were unable to determine if the leak is currently leaking, or, it is an old leak that has been repaired. You should ask the sellers for information regarding this issue.

The attic can be accessed through a hatch in the upstairs hallway.

2. Garage Attic

Observations:

2.1. 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.

2.2. We evaluated the attic by direct access.

2.3. The electrical components that are fully visible appear to be in acceptable condition.

2.4. 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.

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

2.6. The visible portions of the exhaust ducts are functional.

2.7. The heat vents appear to be functional.

2.8. 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.

2.9. There is no insulation in the garage attic area, which is not required by current standards.

Garages

1. Double-Car Garage

Observations:

1.1. The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

1.2. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

1.3. There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

1.4. The firewall separating the garage from the residence is functional.

1.5. The walls are drywalled/finished and in acceptable condition.

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

1.7. The lights are functional.

1.8. The door spring is broken and will not support nether weight of the door. It should be replaced. We recommend not using the door until replaced.

1.9. The garage door opener and infa-red sensors are functional, but it does not auto-reverse with an obstruction. We recommend the opener be evaluated by a specialist and serviced or replaced as required. Often the solution is a simple adjustment.

The door spring is broken and will not support nether weight of the door. It should be replaced. We recommend not using the door until replaced.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.