Cornerstone Inspection

Property Inspection Report

6455 Cormorant Way, Avila Beach, CA 93424
Inspection prepared for: Jim HIlferty
Real Estate Agent: Holly Tibbles - Coast & County Brokers

Date of Inspection: 8/25/2026 Time: 9:00 AM
Age of Home: 1994 Size: 1912
Weather: Clear
Order ID: 14158

Inspector: Peter Ruiz
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CORNERSTONE INSPECTION

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, please give us a call if you have any questions you would like us to address. Remember, once the inspection is completed and the report is delivered, we will remain available to provide more information 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, because we recognize that our clients' time is valuable, and do not wish to provide you with an unnecessarily lengthy report about components that are not in need of service.

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 are intended to illustrate an example of the issue being reported. More issues or defects may exist that could be discovered by a licensed specialist retained to evaluate the specific issue.

Locations of various components identified within the report such as 'left', 'right', 'front', or 'rear' of the property are described from the perspective of facing the front door. Please use the photo on the cover page of this report to define the 'front' of the home.

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 to which I would like to draw extra attention. 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 and bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for any work done on the property.

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. 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 living area 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.

Exterior		
Page 8 Item: 6	Electrical Components	6.4. Some of the exterior outlets do not have ground-fault protection, and should be upgraded to include this important safety feature. 6.5. A ground-fault protected outlet on the rear does not reset when activated, and should be serviced.
Foundation Comments		
Page 12 Item: 1	Crawlspace Observations	1.11. There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat. 1.12. One or more outlet covers are missing and should be installed. 1.13. One or more outlets have an open-neutral, and should be evaluated and serviced by a licensed electrical contractor. 1.14. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor.
Electrical Service Panels		
Page 24 Item: 1	Main Electrical Panel	1.11. There are voids or open knockouts in the cover of the main electrical panel that should be covered.

Interior Space		
Page 27 Item: 2	Living Room	2.5. A pre-wired smoke detector is missing and should be replaced.
Page 28 Item: 3	Dining Room	3.3. One or more outlet covers are cracked or broken and should be serviced.
Page 29 Item: 4	Upstairs Hallway	4.4. One or more outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
Bedrooms		
Page 31 Item: 2	Bedroom 2	2.6. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.
Page 32 Item: 3	Bedroom 3	3.5. One or more outlet covers are missing and should be installed.
Kitchen		
Page 33 Item: 4	Electrical Components	4.2. One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.
Bathrooms		
Page 35 Item: 1	Master Bathroom Observations	1.19. The outlets are functional, but should be upgraded to have ground-fault protection. 1.20. The toilet tank is loose, and should be secured, as this could be a safety hazard.
Page 38 Item: 2	Upstairs Hallway Bathroom	2.17. The sink faucet leaks around the stem and should be repaired. 2.18. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
Page 40 Item: 3	Powder Room	3.11. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.
Laundry		
Page 41 Item: 1	Laundry Room	1.12. The sink outlets are functional, but should be upgraded to have ground-fault protection. 1.13. There is a leak at the drain trap arm below the sink, which should be repaired.
Heating & Air conditioning		
Page 42 Item: 1	Forced Air Furnace	1.10. 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.

Garages		
Page 45 Item: 1	Double-Car Garage	1.11. The house entry door is not self-closing and latching and should be serviced for optimal safety. 1.12. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop, and you may wish to have the door stop removed for optimal safety. 1.13. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. 1.14. We have noted that an extension cord or extension cord material is being used for permanent wiring, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor. 1.15. The garage door opener does not function properly and should be serviced.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were not present during the inspection.

1.2. The seller's agent was present for the inspection.

1.3. 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.

1.4. 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.

1.5. We do not inspect window coverings as a part of our service.

1.6. 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 may be challenging for the layperson to effectively communicate. Therefore, to avoid any misunderstandings or miscommunications, we strongly encourage anyone utilizing this report to read the entire report, not just the summary, and to consult with us directly regarding any questions or concerns. In addition, please do not rely on anything that we may have been purported to have said; issues can become distorted when said by others.

1.7. If you have received this report without a signed contract agreement, contact Cornerstone Inspection immediately 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.

1.8. 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.

2. Environmental Comments

Observations:

2.1. The carbon-monoxide detectors responded to the test button, but should be checked periodically.

2.2. It is recommended that smoke alarms older than 10 years old be replaced due to safety concerns, as the sensors may no longer be effective.

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, as they provide the most effective barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of many surfaces. Unfortunately, the evidence of such intrusion may be hidden or difficult to detect without the proper conditions present. For example, we may discover leaking windows while it is raining that may not have been 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 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, and full or partial gutters. Such conditions may be acceptable but are not ideal. You may wish to have an evaluation by a specialist. We did not see any evidence of moisture threatening the living space.

2.3. 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. 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 (30 cm) away from the home.

3.3. We were unable to view part of the exterior as it is within the neighbors' yard, to which we did not have access.

3.4. There are small cracks in the stucco, which are quite common, and 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 an evaluation by a specialist.

3.5. There are separations, gaps, cracks or openings on the siding that need to be serviced/sealed. This includes hose bibs, electrical or cable wires that enter the home, or cracks around the windows or doors.

Exterior (continued)

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4. Hard Surfaces

Observations:

4.1. There are predictable cracks in the driveway that would not necessarily need to be serviced.

4.2. There are cracks in the patio, walkways, decks, or other hard surfaces that appear to be typical. There could be many causes for the cracks, such as by the lack of expansion joints, or a tree that is too close to the concrete decking.

5. Wood Trim, Facia and Eave

Observations:

5.1. The fascia board and trim are in acceptable condition.

6. Electrical Components

Observations:

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

6.2. The lights outside the doors of the residence are functional.

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

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

6.5. A ground-fault protected outlet on the rear does not reset when activated, and should be serviced.

Exterior (continued)

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7. Sliding Glass Doors and Screens

Observations:

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

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 include 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. There are one or more windows with a broken hermetic seal, identified within the report. Such windows should be replaced to improve energy efficiency. Hermetic seal failure is often difficult to identify. We recommend that an experienced window specialist evaluate all the windows, who may very well identify other defective windows.

Exterior (continued)

9. Stairs and Handrails

Observations:

9.1. One or more 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 and three-quarter 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.

9.2. The railroad tie, paver, or natural stone steps are landscape components and would not conform to common standards requiring certain dimensions, handrails, guardrails, etcetera.

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

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

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. The gate needs typical maintenance-type service to open, close, or latch easily.

Exterior (continued)

11. Landscaping

Observations:

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

11.2. 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.

12. Decks

Observations:

12.1. The deck or decks are in acceptable condition, and should be maintained and periodically sealed if wooden deck boards are present.

13. Guardrails

Observations:

13.1. One or more guardrails do not conform to common safety standards. Common safety standards require them to be a minimum of 42 inches high when the standing surface is 30 inches or more above grade. Also, guardrail pickets should be no more than 4 inches apart for child safety.

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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 ¼ inch 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. The crawlspace access is located at the rear exterior.

1.4. 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.

1.5. 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 may not meet current structural or seismic standards.

1.6. 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.

1.7. A light in the crawlspace did not respond and should be serviced.

1.8. 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 a crawlspace can be difficult to detect until significant damage is evident elsewhere.

1.9. The ventilation in the foundation crawlspace appears to be standard and adequate.

1.10. The floor insulation is in acceptable condition.

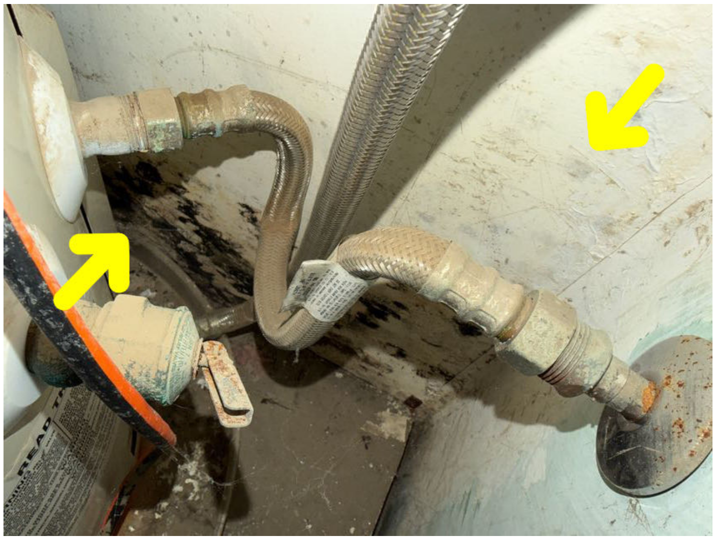
1.11. There is a mold-like substance present in the sink cabinet, which should be evaluated by a specialist and serviced as necessary. All molds flourish in a damp environment and many are commonplace, but some are toxic and may represent a health threat.

1.12. One or more outlet covers are missing and should be installed.

Foundation Comments (continued)

1.13. One or more outlets have an open-neutral, and should be evaluated and serviced by a licensed electrical contractor.

1.14. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor.



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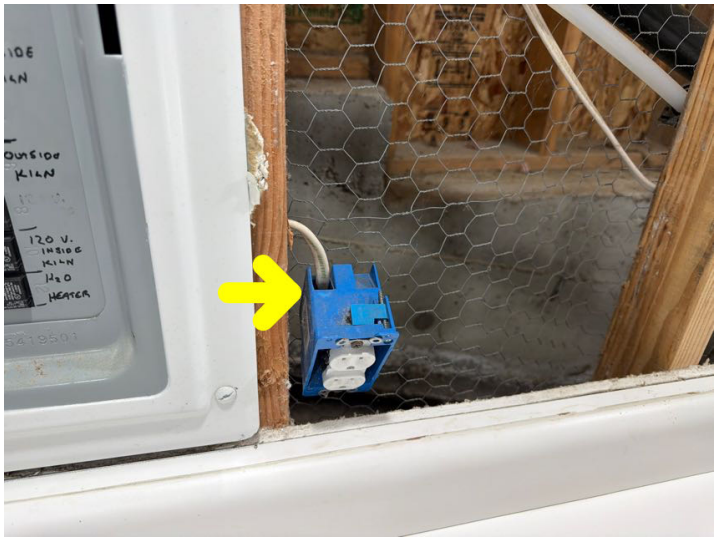


One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor.

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.

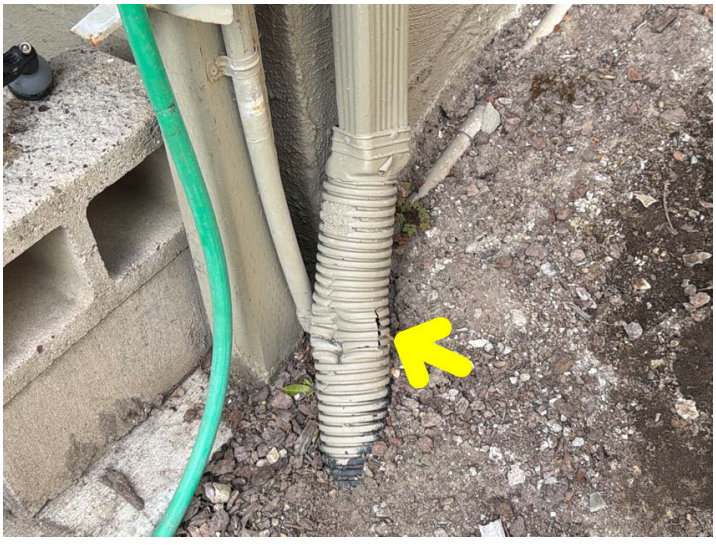
Roofing

1. Roof Gutters

Observations:

1.1. The gutters need to be serviced, such as reconnecting, sealing separated seams, cleaning, or making sure they are secure.

1.2. We have noted that one or more downspouts enter into underground drains, but we cannot confirm their termination points. You should check with the seller to verify the location of the termination points, and check the points to see if they are clear and clean.



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 having the seller disclose its operation, maintenance history, and relevant documentation.

A water softener is present that we do not have the expertise to evaluate except for visible leaks. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

2. Water Supply Comments

Observations:

2.1. The main water shut-off valve is located at the left side of the home, unit, or building.

2.2. A functional pressure regulator is in place on the plumbing system.

2.3. The residence is served primarily by copper potable water pipes. 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 the walls.

2.4. 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 located inside walls, and we can only view the pipes as they exit the walls.

Plumbing Components (continued)

The main water shut-off valve is located at the left side of the home, unit, or building.

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 the distinctive odor of natural gas or hear a hissing sound near a natural gas line or appliance, you should shut off the gas at the main and clear the area. Immediately 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.

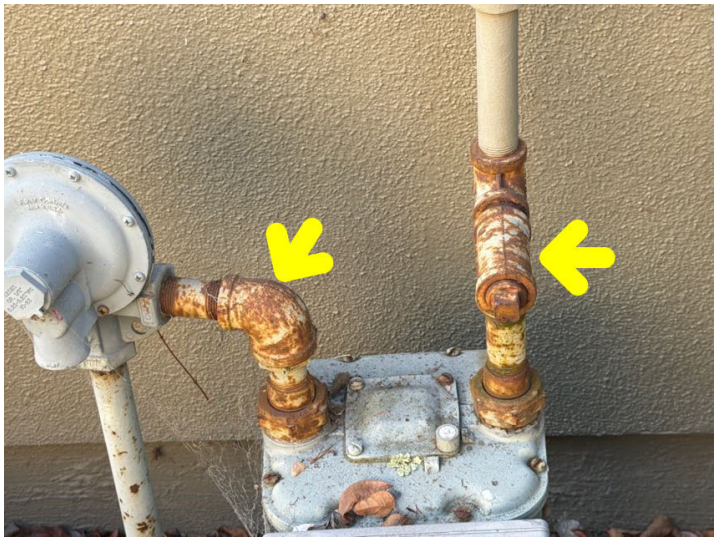
3.2. The gas main shut-off is located on the left side of the home, unit or building.

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. One or more of the gas pipes at the meter are rusted and should be painted to prevent further corrosion.

Plumbing Components (continued)

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



One or more of the gas pipes 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, which should be demonstrated as functional by the sellers.

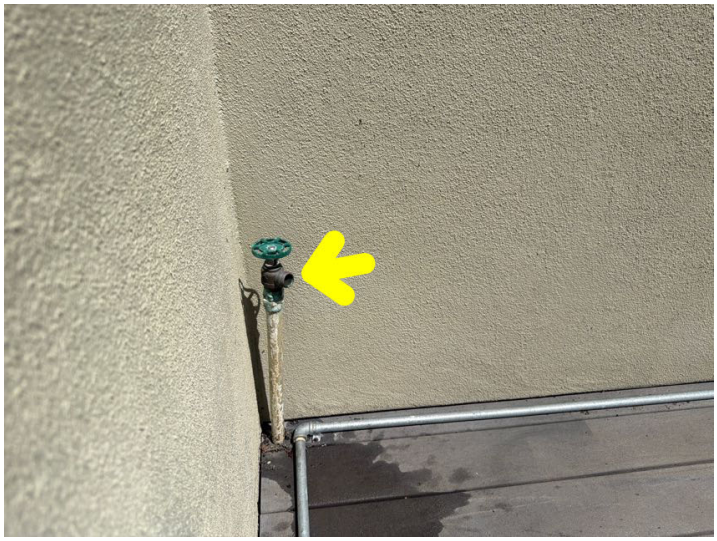
4.2. The hose bibs that we tested do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards. However, we may not have located and tested every hose bib on the property.

4.3. A hose bib at the rear is leaking and should be evaluated and serviced by a qualified plumbing contractor.

4.4. A hose bib on the rear is not functional or has been abandoned.

4.5. A PVC hose bib pipe should be braced with a metal stake to reduce the possibility of leaks.

Plumbing Components (continued)



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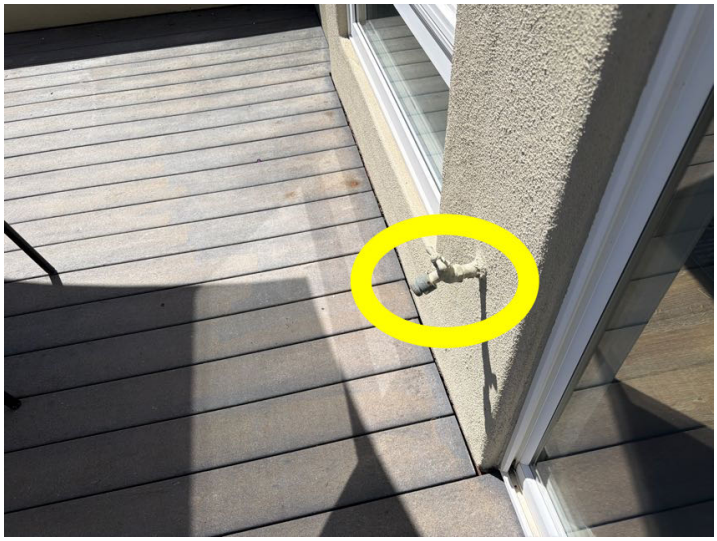


A hose bib on the rear is not functional or has been abandoned.

A PVC hose bib pipe should be braced with a metal stake to reduce the possibility of leaks.

Plumbing Components (continued)

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 50 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 14 years old.

5.4. The water heater is beyond its warranty period.

5.5. 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 are susceptible to damage due to the lack of use.

5.6. The water heater system includes a recirculating pump that we do not have the expertise to evaluate. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

5.7. The gas control valve and its connector at the water heater are 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.

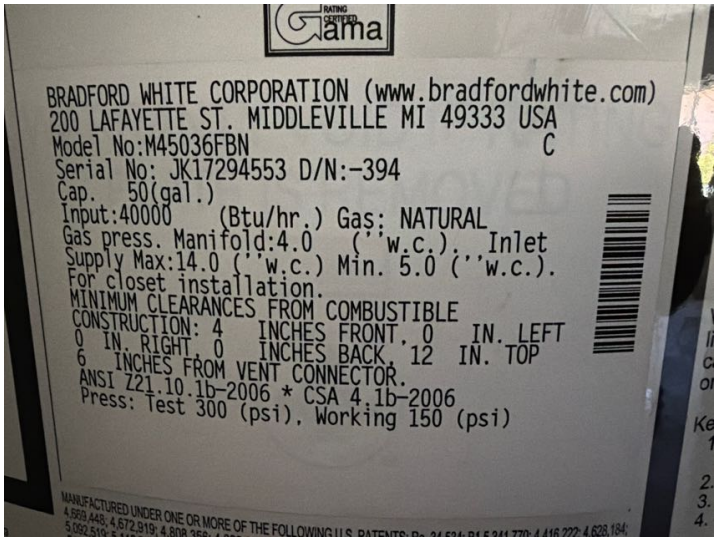
5.11. The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not include a visible drainpipe to the exterior. Therefore, the water heater should be monitored periodically for signs of a leak.

5.12. We recommend adding a moisture sensor to the pan, which will alert to the presence of a water leak. Many of the sensors are wireless and can be controlled with home automation systems or virtual assistant apps.

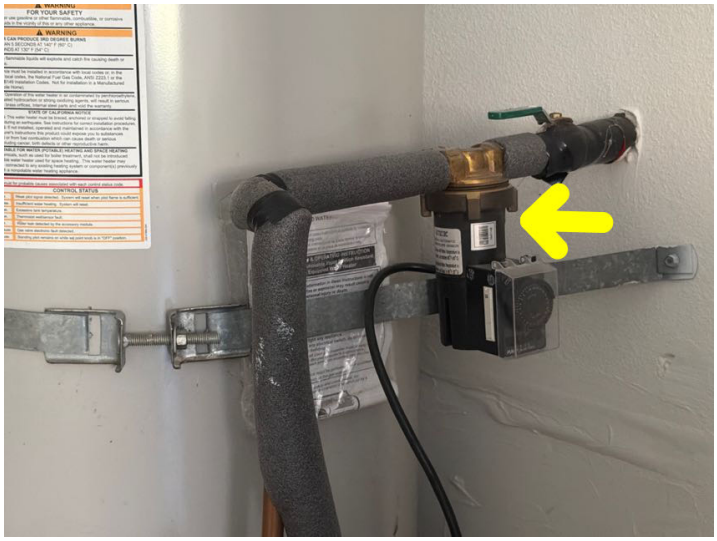
5.13. The water heater appears to have adequate combustion-air.

5.14. The water heater is seismically secured.

Plumbing Components (continued)



Hot water is provided by a 50 gallon gas water heater that is located in the garage.



The water heater system includes a recirculating pump that we do not have the expertise to evaluate. We recommend having the seller disclose its operation, maintenance history, and relevant documentation.

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. The waste and drainage system includes a sewage ejector system that we do not have the expertise to evaluate. Because part of the living space is located lower than the public street, a sewage ejector is used to pump waste to the street. You should ask the sellers about its operation and when it was last serviced.

6.5. A clean-out is located at the front.

Plumbing Components (continued)

A clean-out is located at the front.

The waste and drainage system includes a sewage ejector system that we do not have the expertise to evaluate. Because part of the living space is located lower than the public street, a sewage ejector is used to pump waste to the street. You should ask the sellers about its operation and when it was last serviced.

Electrical Service Panels

1. Main Electrical Panel

Observations:

1.1. Common national safety standards require electrical panels to be weather proof, 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 left side of the home or unit.

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

1.4. Various circuits within the main electrical panel are not labeled, and this condition should be serviced by a qualified electrical contractor so that the appropriate load calculations and breaker sizes can be determined.

1.5. 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 our service.

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

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

1.8. There are no visible deficiencies with the circuit breakers in the main electrical panel.

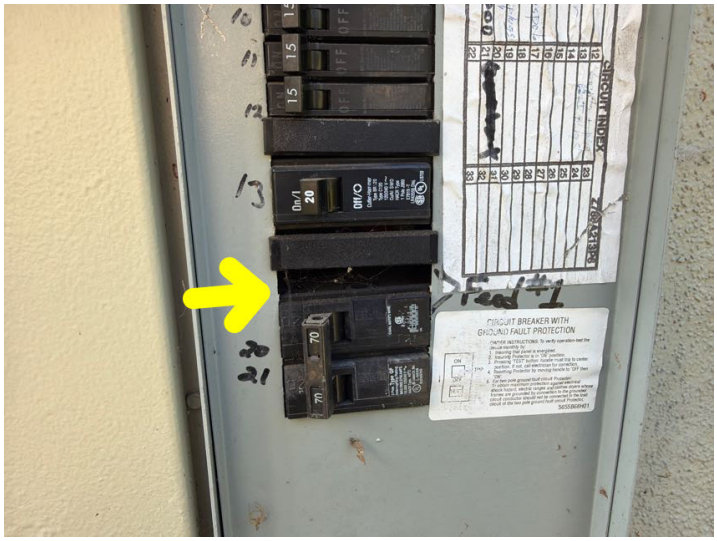
1.9. The main electrical panel is grounded to a water pipe.

1.10. We could not determine the point at which the electrical panel is secondarily grounded. Typically, this ground would be to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. However, a water pipe ground may have been removed when the house was re-plumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded.

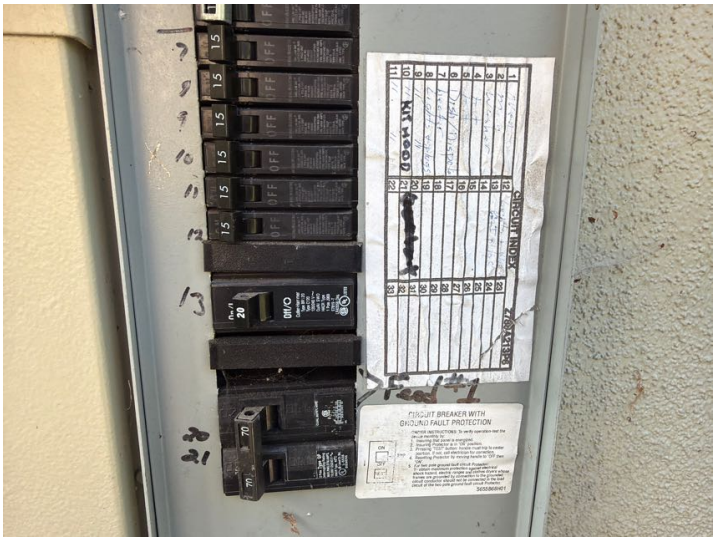
1.11. There are voids or open knockouts in the cover of the main electrical panel that should be covered.

Electrical Service Panels (continued)

The residence is served by a 100 amp main electrical panel, located at the left side of the home or unit.



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



Various circuits within the main electrical panel are not labeled, and this condition should be serviced by a qualified electrical contractor so that the appropriate load calculations and breaker sizes can be determined.

Electrical Service Panels (continued)

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 crawlspace.

2.3. The sub-panel is not an original installation. Therefore, you should request documentation from the sellers, which will confirm that the installation was made with permit and by a licensed contractor.

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

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

2.6. The wiring in the sub panel has no visible deficiencies.

2.7. The circuit breakers have no visible deficiencies.

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

The sub panel is located in the crawlspace.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. It would be prudent to adjust or replace the door stop at the door to protect the wall into which it opens.

1.3. The threshold is loose or damaged and should be serviced.

The threshold is loose or damaged and should be serviced.

2. Living Room

Observations:

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

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

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

2.4. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

2.5. A pre-wired smoke detector is missing and should be replaced.

Interior Space (continued)

A pre-wired smoke detector is missing and should be replaced.

One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

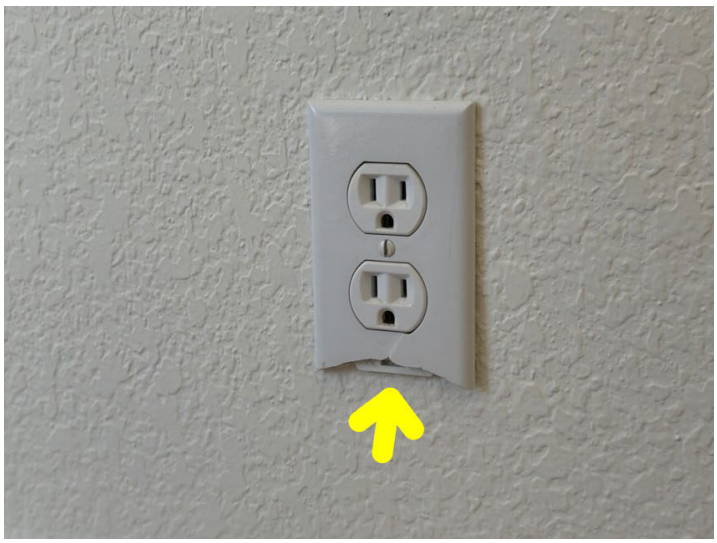
3. Dining Room

Observations:

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

3.2. The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

3.3. One or more outlet covers are cracked or broken and should be serviced.



One or more outlet covers are cracked or broken and should be serviced.

The smoke detector may not be in the location recommended by the manufacturer. We can elaborate but you may wish to verify this.

Interior Space (continued)

4. Upstairs Hallway

Observations:

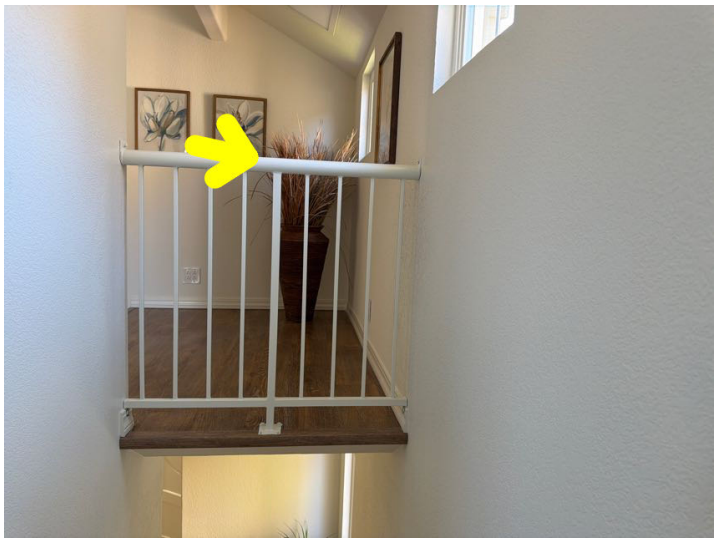
4.1. This hallway leads to bedrooms 2 and 3.

4.2. The combo smoke detector/carbon monoxide detector responded to the test button, but should be checked periodically.

4.3. The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.

4.4. One or more outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

One or more outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.



The guardrail is not the recommended 42 inches high when the standing surface is more than 30 inches below.

5. Stairs

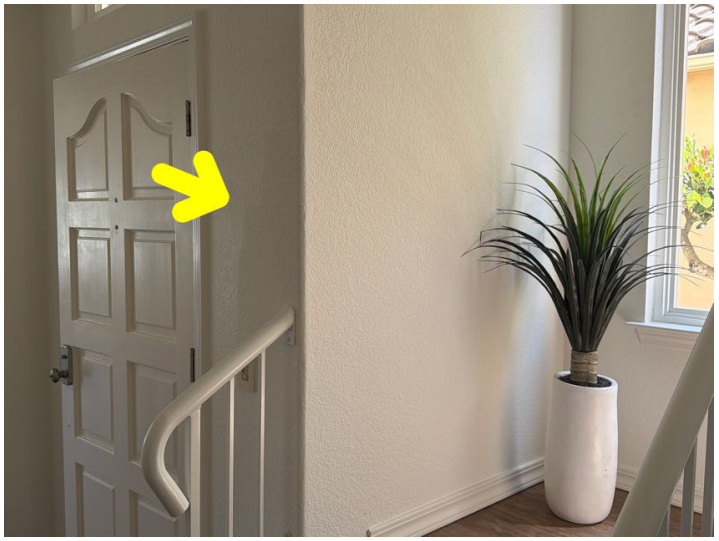
Observations:

5.1. There has been a drywall/plaster repair that should be explained by the seller.

5.2. One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.

Interior Space (continued)

One or more windows may have a broken hermetic seal, which you may wish to have replaced. This is evident from fogging or condensation forming between the panes of glass, which implies that the seal has failed.



There has been a drywall/plaster repair that should be explained by the seller.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located adjacent to the main entry.

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

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

1.4. The door rubs and needs to be serviced to open and close smoothly.

1.5. The light in the bedroom closet does not respond and should be serviced.

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

Bedrooms (continued)

2. Bedroom 2

Observations:

2.1. This bedroom is located at the 1st bedroom door on the left going down the upstairs hallway.

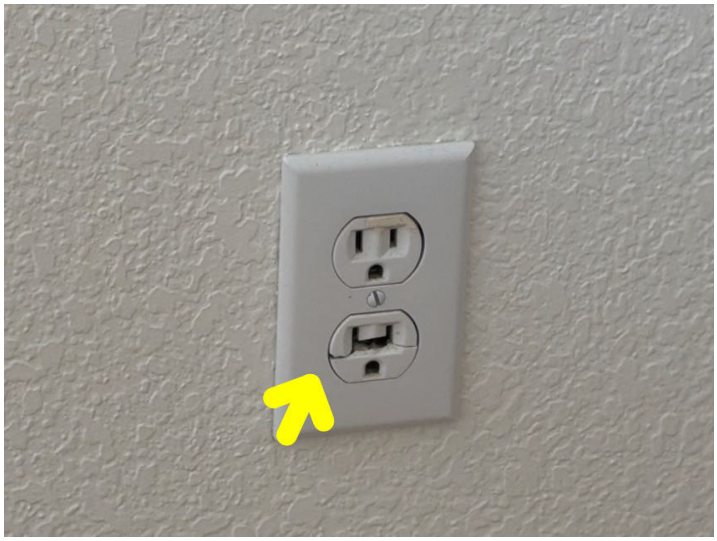
2.2. The smoke alarm responded to the test button, but should be checked and tested periodically.

2.3. The closet light is missing its globe or cover, which should be installed to improve safety.

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

2.5. The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

2.6. One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.



One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.

One or more outlets are damaged, and should be evaluated and serviced by a licensed electrical contractor.

The walls or ceiling have cosmetic damage, which you may wish to view for yourself.

Bedrooms (continued)

3. Bedroom 3

Observations:

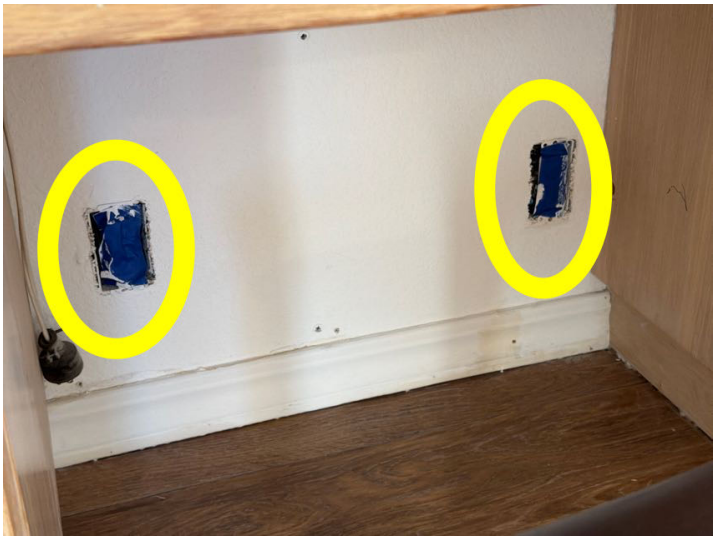
3.1. This bedroom is located at the end of the main hallway.

3.2. The combination carbon-monoxide/smoke detector responded to the test button, but should be checked periodically.

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

3.4. The closet light is missing its globe or cover, which should be installed to improve safety.

3.5. One or more outlet covers are missing and should be installed.



One or more outlet covers are missing and should be installed.

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.

Kitchen (continued)

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. The counter top has typical damage, such as small cracks or scuffs which you should view for yourself.

4. Electrical Components

Observations:

4.1. The lights are functional.

4.2. One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.

One or more of the outlets in the kitchen are not GFCI protected, which is mandated by current standards and is an important safety feature.

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.

Kitchen (continued)

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, most likely from inactivity or jamming, and should be serviced.

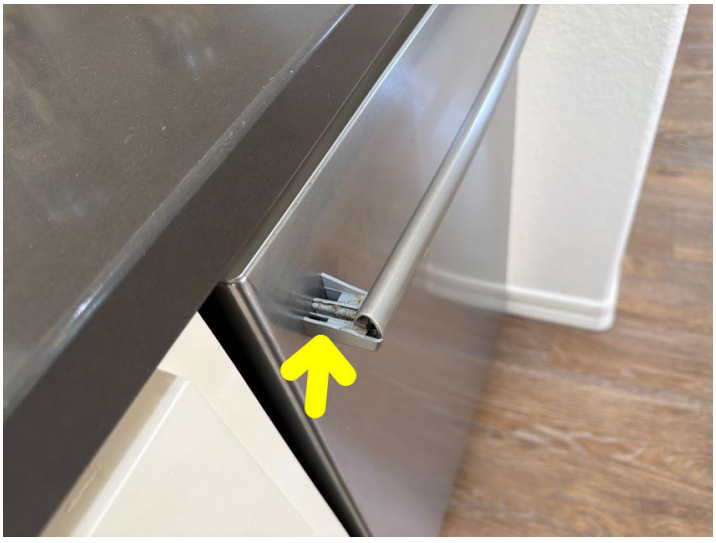
8. Dishwasher Comments

Observations:

8.1. The dishwasher discharges without a mandated anti-siphon valve, which is contrary to the installation instructions, and which also creates a potential drainage problem and a health hazard. However a "high-loop" installation is present which is an accepted alternate practice.

8.2. The dishwasher does not progress through its cycles, and should be demonstrated as functional or evaluated.

8.3. The door handle is loose or damaged and should be secured.



The door handle is loose or damaged and should be secured.

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 have typical cosmetic damage, or that which is commensurate with age.

1.3. There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.

1.4. The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

1.5. The left sink faucet is loose, and should be secured.

1.6. The trap and drain are functional.

1.7. The lights are functional.

1.8. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

1.9. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

1.10. The showerhead is 1.8 gpm.

1.11. We do not pressure test shower pans. This can be performed by a licensed plumber or a leak detection company. Some termite/pest control operators will do this test on a single-story home, and you may wish to check with them for availability.

1.12. One or more open seams in the shower area need to be caulked or re-grouted to forestall moisture intrusion.

1.13. The shower faucet leaks around the stem while in use, and should be repaired.

1.14. The shower door seal is missing or damaged, and should be serviced.

1.15. The tub is functional.

1.16. One or more open seams in the tub area need to be caulked or re-grouted to forestall moisture intrusion.

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

1.18. A door striker plate needs to be adjusted for the striker pin to engage.

1.19. The outlets are functional, but should be upgraded to have ground-fault protection.

1.20. The toilet tank is loose, and should be secured, as this could be a safety hazard.

Bathrooms (continued)

The toilet tank is loose, and should be secured, as this could be a safety hazard.

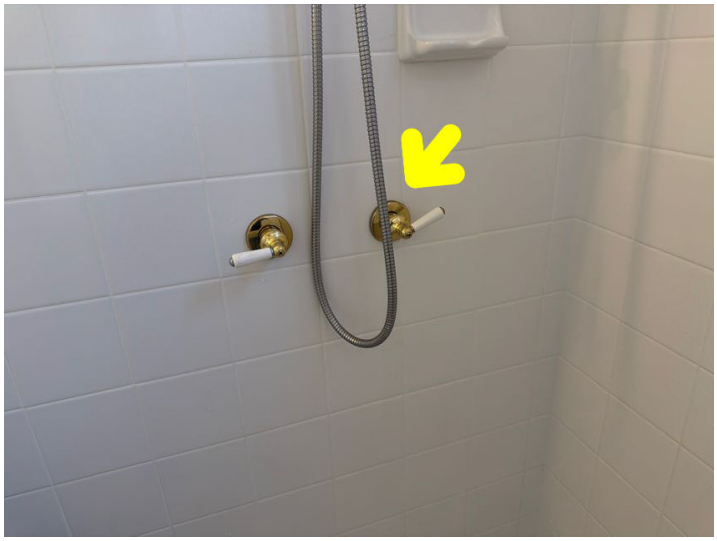
There is a separation between the sink and the countertop, which should be sealed to forestall moisture intrusion.

The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

The left sink faucet is loose, and should be secured.

Bathrooms (continued)

One or more open seams in the shower area need to be caulked or re-grouted to forestall moisture intrusion.



The shower faucet leaks around the stem while in use, and should be repaired.

The shower door seal is missing or damaged, and should be serviced.

One or more open seams in the tub area need to be caulked or re-grouted to forestall moisture intrusion.

Bathrooms (continued)

2. Upstairs Hallway Bathroom

Observations:

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

2.2. The cabinets have typical, cosmetic damage, or that which is commensurate with age.

2.3. The sink countertop is functional.

2.4. The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

2.5. The sink drain is slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

2.6. The lights are functional.

2.7. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

2.8. The toilet is functional.

2.9. The toilet is identified as a low flush type, and is rated at 1.28 GPF.

2.10. The tub-shower is functional and the showerhead is 2.5 gpm.

2.11. The shower valve handle is loose or does not function properly and should be serviced.

2.12. The shower diverter valve in the tub-shower does not fully engage and should be serviced.

2.13. The tub spout should be sealed to the wall.

2.14. The shower head leaks during its use and it should be serviced by tightening it, or replacing it.

2.15. The showerhead pipe is loose and should be serviced.

2.16. The door striker plate needs to be adjusted for the striker pin to engage.

2.17. The sink faucet leaks around the stem and should be repaired.

2.18. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

Bathrooms (continued)

The sink faucet leaks around the stem and should be repaired.

One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

The bathroom sink is cracked but not leaking, but will obviously be susceptible to leaks.

The shower valve handle is loose or does not function properly and should be serviced.

Bathrooms (continued)

3. Powder Room

Observations:

3.1. The powder room is a half and is located adjacent to the laundry room or area.

3.2. The cabinets have typical, cosmetic damage, or that which is commensurate with age.

3.3. The sink countertop is functional.

3.4. The sink is functional.

3.5. The mechanical sink stopper will need to be adjusted to engage.

3.6. The trap and drain are functional.

3.7. The lights are functional.

3.8. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

3.9. The toilet is functional.

3.10. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

3.11. One or more bathroom sink outlets have an open-ground, and should be evaluated and serviced by a licensed electrical contractor.

Laundry

1. Laundry Room

Observations:

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

1.2. Some of the components behind the washer/ dryer were obstructed from view and were not inspected.

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

1.5. The gas control valve and its connector are presumed to be functional.

1.6. The lights are functional.

1.7. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.

1.8. The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

1.9. The sink and countertop are functional.

1.10. The sink faucet is functional.

1.11. The valves and connector below the sink are functional.

1.12. The sink outlets are functional, but should be upgraded to have ground-fault protection.

1.13. There is a leak at the drain trap arm below the sink, which should be repaired.

Laundry (continued)

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

There is a leak at the drain trap arm below the sink, which should be repaired.

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. Serial Number N933230707 - Manufactured 1993

1.3. The vent pipe is functional.

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

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

1.6. The return air filter is dirty and should be changed soon and every two or three months thereafter. If filters are not changed regularly, the ducts can become contaminated.

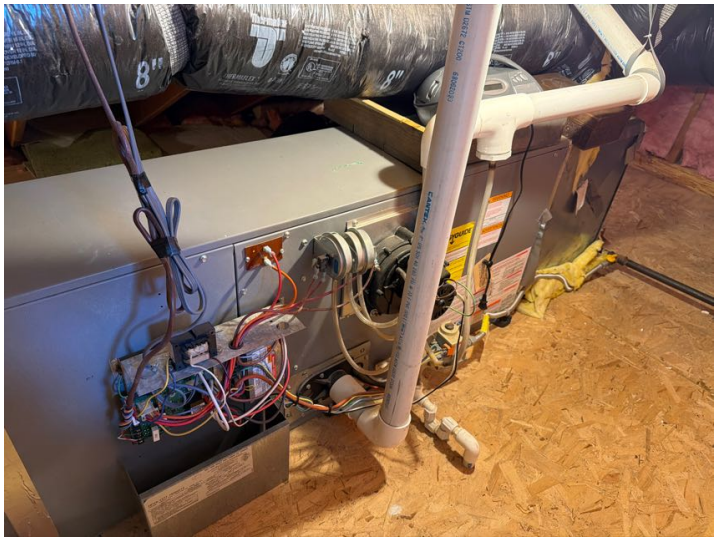
1.7. The thermostat is functional.

1.8. The registers are reasonably clean and functional.

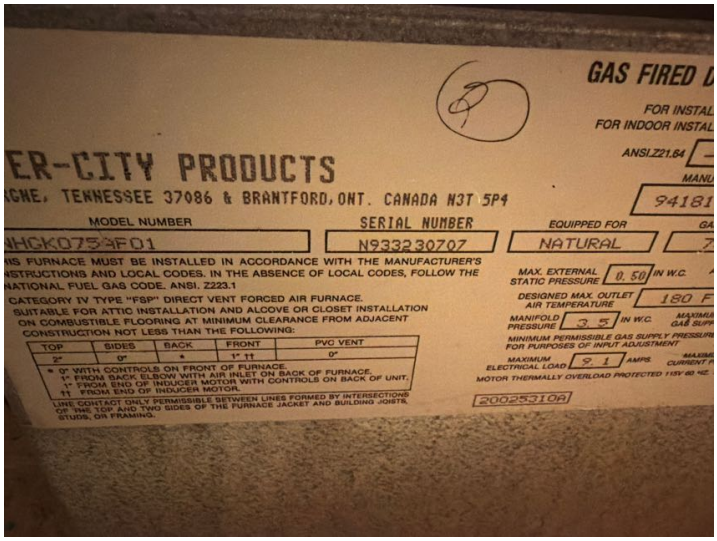
1.9. There is no drip pan beneath the evaporator coil at the horizontal furnace. Although such an installation is not mandated, it is a sensible feature and one that is commonly recommended.

1.10. 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)



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.



Serial Number N933230707 - Manufactured 1993

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 bedroom 3 closet wall.

1.3. We evaluated the attic by direct access.

1.4. The lights are functional.

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

1.6. The visible portions of the conventionally stacked roof framing are in acceptable condition, and should conform to the standards of the year in which they were installed.

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 floor is well insulated with approximately nine inches or more of fiberglass batt insulation.

Garages

1. Double-Car Garage

Observations:

1.1. The house entry door rubs and needs to be serviced to open and close smoothly.

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 of 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 or ceiling have cosmetic damage, which you may wish to view for yourself.

1.6. One or more lights are missing their globe or cover and should be serviced.

1.7. The garage door has structural damage that should be evaluated by a garage door specialist.

1.8. The infrared auto-reversing sensor mechanisms are functional but located higher than the recommended six inches above grade.

1.9. The automatic opener is missing its light cover and you may wish to have one installed.

1.10. The garage door opener light did not respond when the opener was activated, which should be serviced. This is important because it is typically the only light on when pulling into the garage at night.

1.11. The house entry door is not self-closing and latching and should be serviced for optimal safety.

1.12. The fire rating of the house entry door has been nullified by the addition of a foot operated door stop, and you may wish to have the door stop removed for optimal safety.

1.13. The outlets that were tested are functional, but should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

1.14. We have noted that an extension cord or extension cord material is being used for permanent wiring, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.

1.15. The garage door opener does not function properly and should be serviced.

Garages (continued)

The fire rating of the house entry door has been nullified by the addition of a foot operated door stop, and you may wish to have the door stop removed for optimal safety.

We have noted that an extension cord or extension cord material is being used for permanent wiring, which is not allowed in most jurisdictions, and you may want to have it evaluated and serviced by a licensed electrical contractor.

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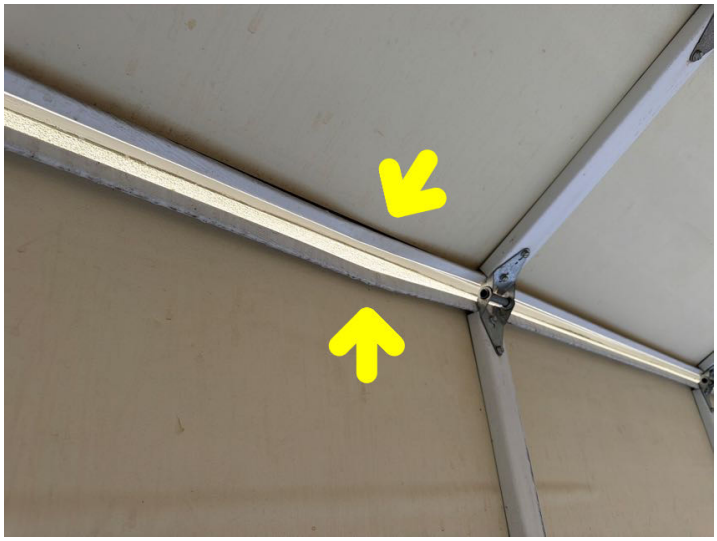
The garage door has structural damage that should be evaluated by a garage door specialist.

Garages (continued)



The garage door has structural damage that should be evaluated by a garage door specialist.

The infrared auto-reversing sensor mechanisms are functional but located higher than the recommended six inches above grade.