

Cornerstone Inspection

Property Inspection Report



2191 Canvasback Pl, Avila Beach, CA 93424
Inspection prepared for: Jim Efird Jeanette Efird
Real Estate Agent: Holly Tibbles - Coast & County Brokers

Date of Inspection: 10/3/2026 Time: 9:00 AM

Age of Home: 1994 Size: 1912

Weather: Clear

Order ID: 14308

Inspector: Peter Ruiz

CREIA #167160

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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.

This report is the exclusive property of Cornerstone Inspection, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

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.

Site and Other Comments

Page 5 Item: 2	Environmental Comments	2.2. There are no carbon monoxide detectors present on the upper level. Carbon monoxide detectors are important safety components that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance.
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Roofing

Page 13 Item: 2	Concrete Tile Observations	2.9. There are one or more cracked or broken tiles that should be serviced by a licensed roofing contractor.
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Fireplace

Page 16 Item: 1	Living Fireplace Comments	1.9. The fireplace does not have a hearth, which is mandated by current safety standards, and you may wish to have a specialist comment on this feature.
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Interior Space

Page 24 Item: 2	Living Room	2.6. One or more outlets are not secure, and should be evaluated and serviced by a licensed electrical contractor.
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Kitchen

Page 29 Item: 4	Electrical Components	4.3. One or more of the outlets in the kitchen are not GFCI protected, although such protection is mandated by current standards and is an important safety feature.
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Garages		
Page 40 Item: 1	Double-Car Garage	1.11. 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.

Site and Other Comments

1. Site and General Information

Observations:

1.1. The clients were 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 disclosure obligation, you should not rely on this report for your evaluation of the property as this report is proprietary to our client and Cornerstone Inspection, Inc. Our inspection has a signed, written agreement and a Standards of Practice that is not in place for any third party or subsequent buyer of this property. Our report is valid for the day of our inspection only, as conditions both inside and outside the home will have certainly changed and will not be reflected in this report.

1.6. We do not 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 window sill area at a point where they can only be reached by an adult.

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.

2. Environmental Comments

Observations:

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

2.2. There are no carbon monoxide detectors present on the upper level. Carbon monoxide detectors are important safety components that are required in this jurisdiction. They should be installed at each level of the home, adjacent to the bedrooms, but not any closer than 10 feet (3.05 m) to a gas appliance.

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.

1.2. The landscaping includes precast concrete accessories, such as benches, fountains, birdbaths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked, or balanced components that can represent a safety hazard, particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.

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 qualified grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have. We may confirm moisture intrusion in residences when it is raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that may be hazardous to health.

2.2. Drainage is facilitated by soil percolation, hard surfaces, area drains, and full or partial gutters. We did not observe any evidence of moisture threatening the living space. However, the area drains must be kept clean or moisture intrusion could result.

2.3. 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 are areas at the left side where water will be directed toward the house instead of away from it, as is recommended. This not only allows for the possibility of moisture intrusion but also for differential settling.

2.5. There appears to be adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space.

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

Exterior (continued)



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

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

3.5. 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.

3.6. 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)



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.



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



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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.

Exterior (continued)

5. Wood Trim, Facia and Eave

Observations:

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

6. Electrical Components

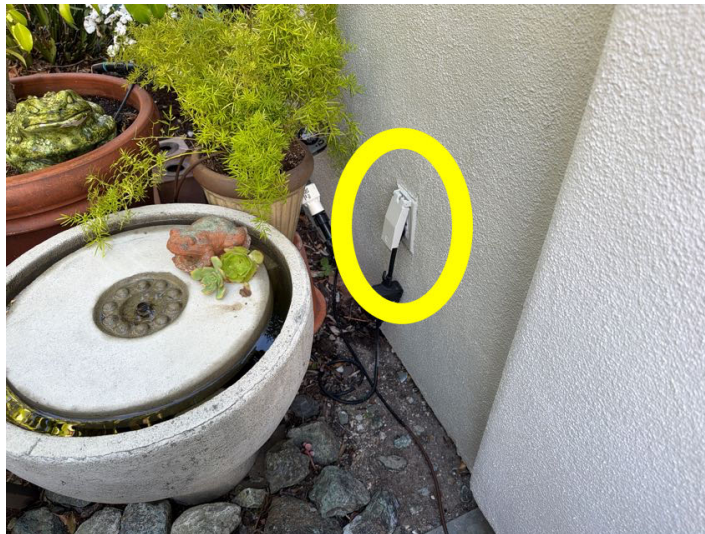
Observations:

6.1. The exterior outlets are ground-fault protected, which is included or controlled by a GFCI outlet or breaker in the main electrical panel.

6.2. Some of the exterior outlets do not have weather-rated 'in-use' covers, which are a recommended upgrade.

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

6.4. 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.



Some of the exterior outlets do not have weather-rated 'in-use' covers, which are a recommended upgrade.

7. Sliding Glass Doors and Screens

Observations:

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

Exterior (continued)

8. Windows

Observations:

8.1. In accordance with industry standards, we only test a representative sample of windows.

8.2. Dual-pane windows are present that 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.

8.4. One or more of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

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 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. Yard and Retaining Walls

Observations:

10.1. The yard walls appear to be in functional condition.

10.2. It should be disclosed who is responsible for the yard walls that are located at this property.

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. There are tree limbs growing over the residence that should be trimmed or monitored to ensure that they do not impact or damage the roof or its components.

11.3. 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.

Exterior (continued)



There are tree limbs growing over the residence that should be trimmed or monitored to ensure that they do not impact or damage the roof or its components.

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 of these improvements. 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 nor lift carpeting and/or 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, under which most authorities regard 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 inch 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. If they are not sealed they can allow moisture to enter a residence, particularly if the residence is surcharged by a hill or 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 qualified foundation contractor, a structural engineer, or a geologist, but our recommendation 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 portion of the slab, also known as the slab floor, has little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. The slab is typical with no visible structural abnormalities.

Roofing

1. Roof Gutters

Observations:

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

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.

Roofing (continued)

2. Concrete Tile Observations

Observations:

2.1. Concrete tile roofs are among the most expensive and durable of all roofs, and are generally warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them. The membrane cannot be seen without removing the tiles, but can be split by movement, deteriorated through time, or damaged by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

2.2. The roof appears to be the same age as the residence.

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

2.4. You should consult the termite report to see if the house needs to be tented. Concrete tiles can be easily broken when the house is being tented, and it would be worthwhile to have a qualified roofing contractor assess the condition of the roof before and after it has been tented.

2.5. The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.

2.6. We observed repairs done to the roof. You should have the sellers disclose the reason that the repairs were completed, as well as any documentation of any warranty or guarantee from the roofer.

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

2.8. Some of the weather blocking is missing, cracked, or has shrunk, and should be serviced by a qualified professional.

2.9. There are one or more cracked or broken tiles that should be serviced by a licensed roofing contractor.

Roofing (continued)



There are one or more cracked or broken tiles that should be serviced by a licensed roofing contractor.



There are one or more cracked or broken tiles that should be serviced by a licensed roofing contractor.



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There are one or more cracked or broken tiles that should be serviced by a licensed roofing contractor.

Roofing (continued)



We observed repairs done to the roof. You should have the sellers disclose the reason that the repairs were completed, as well as any documentation of any warranty or guarantee from the roofer.

Fireplace

1. Living Fireplace Comments

Observations:

- 1.1. The chimney is a pre-fabricated chimney, which is constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer.
- 1.2. The ornamental gas log fire is functional.
- 1.3. The fireplace glass shield is functional but does not include a protective screen. A screen is required by current standards (2015), and we recommend having one installed for optimal safety.
- 1.4. The fireplace mantel is in acceptable condition.
- 1.5. The sheet metal chase cover, which is designed to seal the space between the flue liner and the chimney wall and to shed rainwater, is in acceptable condition.
- 1.6. The weather cap is enclosed with a shroud that may not have been part of the installation package. Inasmuch as it could inhibit drafting or convectional cooling, it should be verified to be an approved component or removed.
- 1.7. The chimney walls appear to be in acceptable condition.
- 1.8. The chimney flashings are in acceptable condition.
- 1.9. The fireplace does not have a hearth, which is mandated by current safety standards, and you may wish to have a specialist comment on this feature.



The fireplace does not have a hearth, which is mandated by current safety standards, and you may wish to have a specialist comment on this feature.

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.

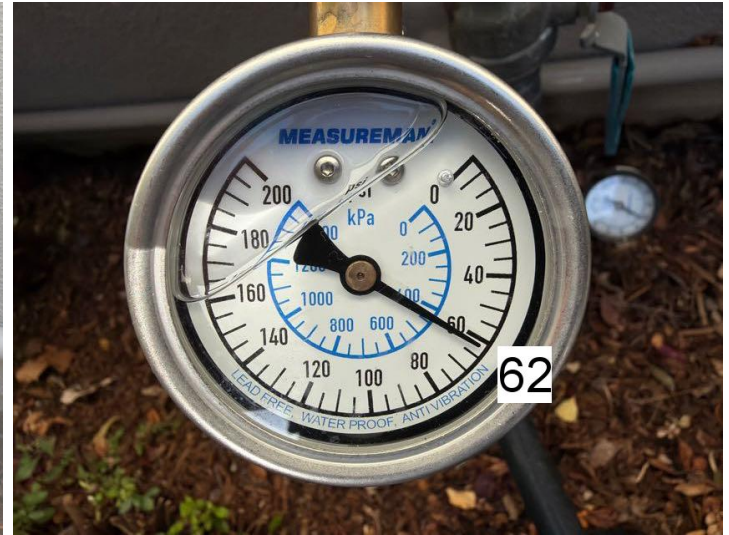
2.3. The residence is served primarily by copper potable water pipes. The visible copper water pipes are in acceptable condition, and we did not observe any leaks on the day of our inspection. Most of the pipes are not visible as they are located inside walls, and we can only view the pipes as they exit 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. 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 to the gas meter to facilitate an emergency shut off.



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

Plumbing Components (continued)

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 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.

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 10 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 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.
- 5.8. The gas control valve and its connector at the water heater are presumed to be functional.
- 5.9. The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.
- 5.10. The water heater is equipped with a mandated pressure & temperature relief valve.
- 5.11. The drain valve of the gas water heater is in place and presumed to be functional.
- 5.12. 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.
- 5.13. 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.
- 5.14. The water heater appears to have adequate combustion-air.
- 5.15. 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.



The vent pipe is not properly connected. It is required to have a minimum of 3 fasteners where the pipe connects to the draft hood or other single wall vent pipes.

Plumbing Components (continued)

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 roofer 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. We were unable to locate a clean-out for this residence. It may not have been installed on the system, or it may have been covered by landscaping or other design components. Plumbers commonly identify this as being a deficiency and recommend a clean-out be installed. However, the main drainpipe can be accessed by removing a toilet, and at considerably less expense than that of installing a clean-out.

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

1.5. The main panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.

1.6. The main conductor lines are underground, or contained in what is described as a lateral service entrance. This is characteristic of a modern electrical service but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

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

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

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

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

1.11. 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 regrounded.

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.



The main panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.

Interior Space

1. Main Entry

Observations:

1.1. We have evaluated the main entry, and found it to be in acceptable condition.

2. Living Room

Observations:

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

2.2. 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.

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

2.4. The smoke detector responded to the test button, but should be checked periodically.

2.5. The carbon monoxide detector responded to the test button, but should be checked periodically.

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

Interior Space (continued)



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



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



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.



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

3. Dining Room

Observations:

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

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

Interior Space (continued)

4. Upstairs Hallway

Observations:

- 4.1. This hallway leads to bedrooms 2 and 3.
- 4.2. The smoke 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.



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

5. Downstairs Hallway

Observations:

- 5.1. This hallway leads to the primary bedroom.
- 5.2. We have evaluated the downstairs hallway, and found it to be in acceptable condition.
- 5.3. The smoke detector responded to the test button, but should be checked periodically.

6. Stairs

Observations:

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

Bedrooms

1. Primary Bedroom Observations

Observations:

- 1.1. This bedroom is located at the 1st bedroom door on the right going down the downstairs hallway.
- 1.2. We have evaluated the primary bedroom, and found it to be in acceptable condition.
- 1.3. The smoke detector responded to the test button, but should be checked and tested periodically.

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 detector responded to the test button, but should be checked and tested periodically.
- 2.3. A window lock is missing, damaged, or does not engage, and needs to be serviced to be functional.



A window lock is missing, damaged, or does not engage, and needs to be serviced to be functional.

3. Bedroom 3

Observations:

- 3.1. This bedroom is located at the end of the upstairs hallway.
- 3.2. The smoke detector responded to the test button, but should be checked and tested periodically.
- 3.3. The door striker plate needs to be adjusted for the striker pin to engage.

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 osmosis systems, barbecues, grills, rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

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



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

2. Cabinets

Observations:

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

3. Countertop

Observations:

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

Kitchen (continued)

4. Electrical Components

Observations:

4.1. One or more light switch covers are cracked or broken and should be serviced.

4.2. The lights are functional.

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



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



One or more ceiling lights do not respond and should be serviced.

5. Microwave Oven

Observations:

5.1. The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

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

6.4. The trap and drain are functional.

7. Garbage Disposal Comments

Observations:

7.1. The garbage disposal is functional.

Kitchen (continued)

8. Dishwasher Comments

Observations:

8.1. The dishwasher is functional but 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.



The dishwasher is functional but 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.

9. Exhaust Fan

Observations:

9.1. The exhaust fan is functional and a type that vents internally.

10. Gas Range & Cook Top

Observations:

10.1. The gas cooktop is functional.

11. Built-in Ovens

Observations:

11.1. The electrical oven is functional, but was neither calibrated nor tested for its performance.

Bathrooms

1. Primary Bathroom Observations

Observations:

- 1.1. The primary bathroom is a full and is located adjacent to the primary bedroom.
- 1.2. The cabinets are in acceptable condition.
- 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 ground-fault protected and controlled from a GFCI outlet/breaker in the main electrical panel.
- 1.8. The lights are functional.
- 1.9. The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.
- 1.10. The toilet is functional.
- 1.11. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.
- 1.12. The shower is functional and the showerhead is 1.75 gpm.
- 1.13. 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.
- 1.14. The tub is functional.
- 1.15. 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 three-quarter and is located adjacent to the upstairs hallway.

2.2. The cabinets are in acceptable condition.

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 main electrical panel.

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 a low-flush type, and is rated at 1.6 GPF.

2.12. The shower is functional and the showerhead is 2.5 gpm.

2.13. 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.

Bathrooms (continued)

3. 1st Guest Bathroom

Observations:

- 3.1. The 1st guest bathroom is a half and is located adjacent to the downstairs hallway.
- 3.2. The cabinets are in acceptable condition.
- 3.3. The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.
- 3.4. The sink is functional.
- 3.5. The sink faucet and its components are functional.
- 3.6. The trap and drain are functional.
- 3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the main electrical panel.
- 3.8. The lights are functional.
- 3.9. The exhaust fan is functional.
- 3.10. The toilet is functional.
- 3.11. The toilet is identified as a low-flush type, and is rated at 1.6 GPF.

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. A gas supply valve is installed, but needs an approved connector that attaches the gas to the dryer. If not in use, the gas valve should be capped.
- 1.6. There is no cap on the gas valve. The gas valve should be capped when not in use.
- 1.7. The outlets that were tested are functional.
- 1.8. The sink outlet is ground-fault protected and controlled from a GFCI outlet in the main electrical panel.
- 1.9. The 220 volt receptacle is functional.
- 1.10. The 220 volt receptacle is a 3 prong type. New electric dryers have a 4 prong appliance cord and you may need to upgrade or adapt to this connection.
- 1.11. The lights are functional.
- 1.12. The exhaust fan has been removed or was never installed, which is recommended in laundry rooms.
- 1.13. The cabinets are functional, and do not have any significant damage.
- 1.14. The laundry sink is functional.
- 1.15. The sink countertop has cosmetic damage you should view for yourself, such as cracks, chips, or missing grout.
- 1.16. The sink faucet is functional.
- 1.17. The valves and connector below the sink are functional.
- 1.18. The trap and drain at the sink are functional.

Laundry (continued)



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



The sink outlet is ground-fault protected and controlled from a GFCI outlet in the main electrical panel.

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 74656HR7G - Manufactured 2007
- 1.3. The furnace is functional and in the mid-range of its design life and will need to be more closely monitored, serviced bi-annually, and should have its filter changed every two to three months. We recommend that the furnace be serviced before each heating season and you should ask the sellers when the furnace was last evaluated and serviced. If it has not been serviced within the last 12 months, we recommend that it be evaluated and serviced as soon as possible.
- 1.4. The vent pipe is functional.
- 1.5. The gas valve and connector are in acceptable condition.
- 1.6. The combustion-air vents for the gas furnace are functional.
- 1.7. The furnace filter is a specialized unit that should be explained and demonstrated by the seller or the HVAC company that performed the installation. You may also refer to the operation manual that was supplied with the unit.
- 1.8. The circulating fan is clean and functional.
- 1.9. The thermostat is functional.
- 1.10. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.
- 1.11. Significant portions of the supply ducts are concealed and cannot be viewed.
- 1.12. The registers are reasonably clean and functional.
- 1.13. A drip pan is present and presumed to be functional.
- 1.14. The condensate drainpipe discharges at the exterior with the secondary condensate installed to correctly drain over a window on the left side of the house. Water draining through the secondary condensate line would indicate a blockage and you should call for service by a qualified licensed HVAC contractor.

Heating & Air conditioning (continued)



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



Serial Number 74656HR7G - Manufactured 2007



The furnace filter is a specialized unit that should be explained and demonstrated by the seller or the HVAC company that performed the installation. You may also refer to the operation manual that was supplied with the unit.

Heating & Air conditioning (continued)

2. Air Conditioning

Observations:

- 2.1. Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located on the exterior.
- 2.2. The electrical disconnect at the condensing coil is present and presumed to be functional.
- 2.3. The condensing coil responded to the thermostat and is functional.
- 2.4. The evaporator coil is functional.
- 2.5. A drip pan is present and presumed to be functional.
- 2.6. The air conditioning responded and achieved an acceptable temperature differential of 15–18 degrees or more between the air entering and exiting the system.
- 2.7. The refrigerant lines that are visible are in acceptable condition.



Central heat and air-conditioning are provided by a single split-system, consisting of a furnace with an evaporator coil that is located in the attic and a condensing coil that is located on the exterior.

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 roof framing consists of a factory-built truss system that is in acceptable condition. It is composed 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, to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.
- 1.7. Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.
- 1.8. The heat vents appear to be functional.
- 1.9. The visible portions of the water pipes are in acceptable condition, but should be monitored because of their location. Leaks from pipes that pass through an attic can be soaked up by insulation, and are difficult to detect until significant damage is evident elsewhere.
- 1.10. The drainpipe vents that are fully visible are in acceptable condition.
- 1.11. The attic 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 is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.
- 1.2. The slab floor has been covered, which conceals any damage or deterioration that might be present.
- 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. There has been a drywall/plaster repair that should be explained by the seller.
- 1.6. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the main electrical panel.
- 1.7. The lights are functional, and do not need service at this time.
- 1.8. The garage door has cosmetic damage that you should view for yourself.
- 1.9. The garage door opener is functional.
- 1.10. The step is non-standard in depth or height, and could prove to be a trip hazard. The rise should not be less than 4 inches, nor greater than 7 3/4 inches, and the tread should not be less than 11 inches.
- 1.11. 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.



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.



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

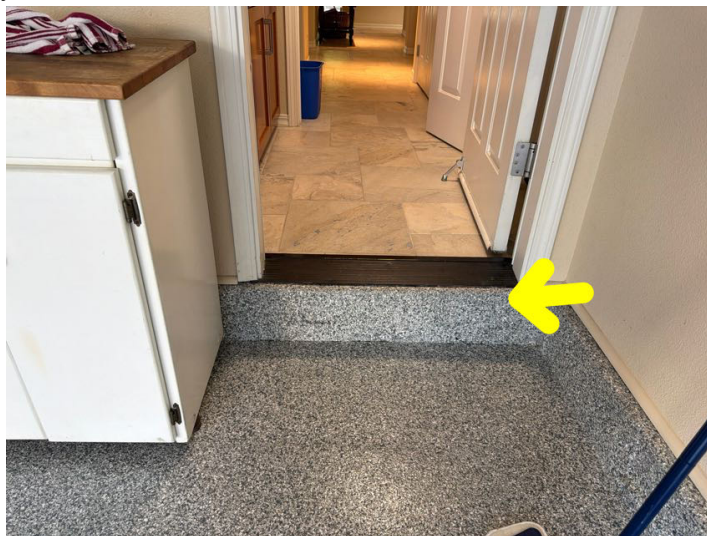
Garages (continued)



The garage door has cosmetic damage that you should view for yourself.



The garage door has cosmetic damage that you should view for yourself.



The step is non-standard in depth or height, and could prove to be a trip hazard. The rise should not be less than 4 inches, nor greater than 7 3/4 inches, and the tread should not be less than 11 inches.