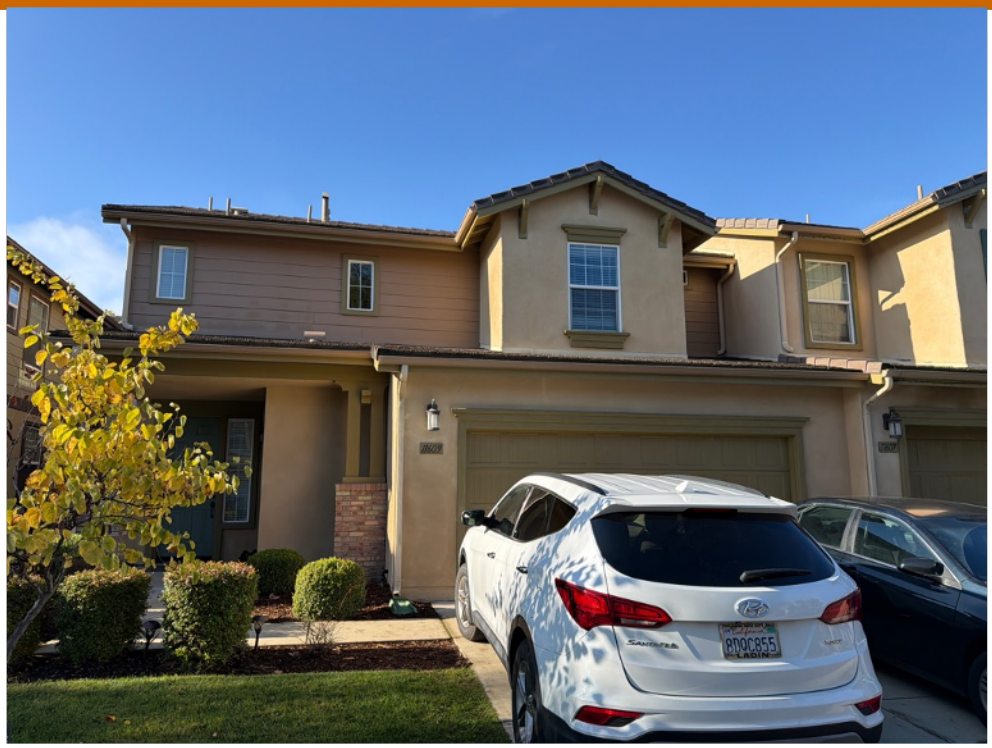
Cornerstone Inspection

Property Inspection Report



11609 Cardelina Ln, Atascadero, CA 93422
Inspection prepared for: Henry Lee-Saunders
Real Estate Agent: Holly Tibbles - Coast & County Brokers

Date of Inspection: 11/24/2026 Time: 9:00 AM
Age of Home: 2012 Size: 1733
Weather: Clear
Order ID: 14476

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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 supersede 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.

Kitchen		
Page 22 Item: 8	Exhaust Fan	8.1. The exhaust fan is not secure and should be serviced.
Page 22 Item: 9	Gas Range & Cook Top	9.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.
Garages		
Page 30 Item: 1	Double-Car Garage	1.11. The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit and should be replaced with a latch-type handle for optimal safety.

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. The residence is partially 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 Standards of Practice that are 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.

1.7. The home appears to have been recently painted. Because of this, stains, defects, or other issues may be concealed from view. Please thoroughly review all disclosures, especially the seller's disclosure, and question any issues that could be present but concealed.

1.8. 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.

1.9. 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.

1.10. The home includes a security system that we do not have the expertise to evaluate. It typically requires activation by a third party.

1.11. This residence is part of a planned unit development (PUD). Our inspection does not include a comprehensive evaluation of common areas or components maintained by the homeowners association. This report includes observations of the visible slab foundation, grading and drainage, and accessible exterior components, subject to the limitations described in their respective sections. The roof was not evaluated. Consult the association regarding maintenance responsibilities and any available inspection or repair records.

Site and Other Comments (continued)

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 detectors older than 10 years 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.

Exterior (continued)

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason, the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a 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. There appears to be an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space.

2.4. 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 are deposited inside the pipes and harden 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.

2.5. There are area drains in planter beds or yards that will be subject to contamination by dirt and debris, and these drains should be periodically monitored and cleaned.



There are area drains in planter beds or yards that will be subject to contamination by dirt and debris, and these drains should be periodically monitored and cleaned.

Exterior (continued)

3. Exterior Wall Cladding

Observations:

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

3.2. Vines, shrubs, or bushes are growing on the house walls and, although they are attractive, they can introduce pests and rodents and accelerate deterioration. Therefore, you may wish to consider having them removed or cut back to 12 inches (30 cm) away from the home.

3.3. 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.



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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4. Hard Surfaces

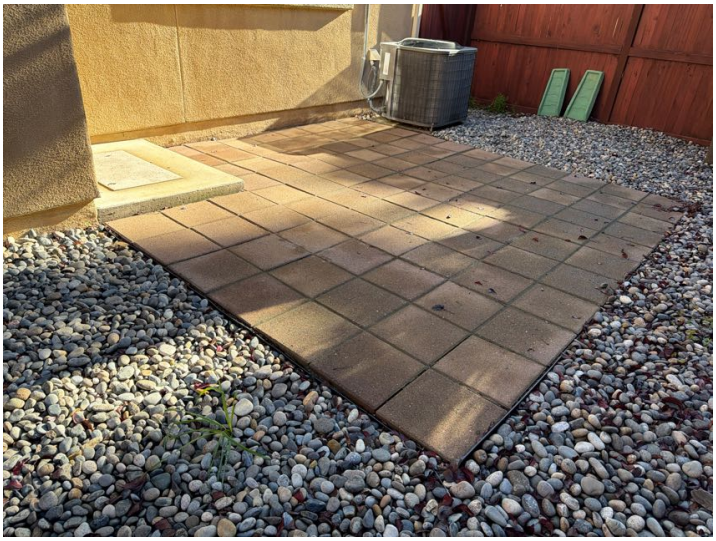
Observations:

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 a lack of expansion joints or a tree that is too close to the concrete decking.

4.3. The paver patio or walkway has one or more offsets that may prove to be trip hazards. This may be by design or due to unsuitable soil below the pavers.

Exterior (continued)



The paver patio or walkway has one or more offsets that may prove to be trip hazards. This may be by design or due to unsuitable soil below the pavers.

5. Wood Trim, Fascia and Eave

Observations:

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

6. Electrical Components

Observations:

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

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.

7. Windows

Observations:

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

7.2. 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.

Exterior (continued)

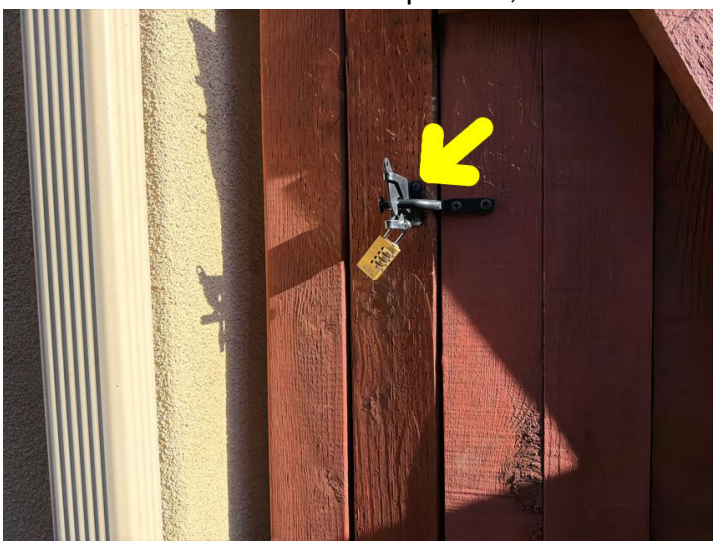
8. Fences and Gates

Observations:

8.1. 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.

8.2. 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, although repair is not essential.

8.3. One or more gates were locked at the time of inspection, so we did not operate them.



One or more gates were locked at the time of inspection, so we did not operate them.

9. Yard and Retaining Walls

Observations:

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

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

10. Landscaping

Observations:

10.1. 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.

10.2. 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.

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 and is that of a generalist, 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; smaller differences are regarded by most authorities as 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 it is covered and not visually accessible, is beyond the scope of our inspection.

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

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. The residence is equipped with fire sprinklers, which we are not qualified to evaluate and specifically disclaim in our agreement. Several brands, however, such as Omega, Central, Star, and Gem, have been alleged to be defective and subject to litigation or voluntary recall. Therefore, you may wish to have the system evaluated by a qualified fire sprinkler contractor and certified as being functional.

1.2. 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 front of the home, unit, or building.

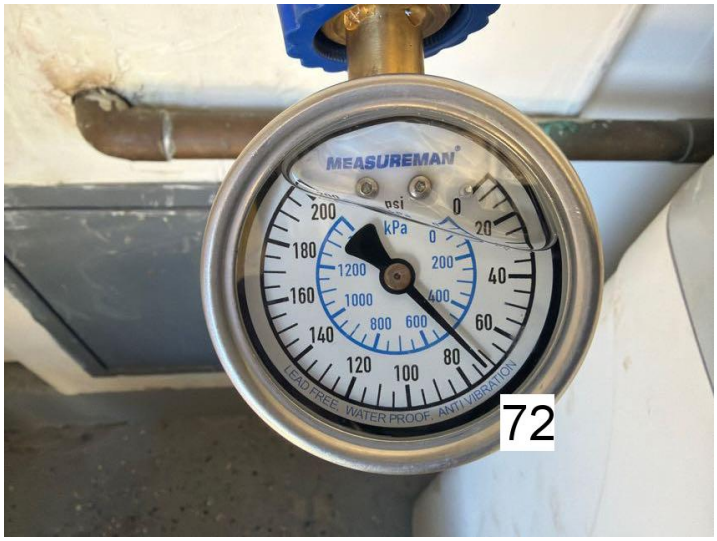
2.2. A functional pressure regulator is in place on the plumbing system.

2.3. The residence is served by both copper and cross-linked polyethylene, also known as PEX. The visible potable water pipes are in satisfactory 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 front 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 shutoff.



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 we may not have located and tested every hose bib on the property.

5. Gas Water Heater Comments

Observations:

5.1. Hot water is provided by a 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 4 years old.

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

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

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

5.7. 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.

5.8. The water heater is equipped with a mandated pressure and temperature relief valve.

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

5.10. 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.

5.11. We recommend adding a moisture sensor to the pan, which will alert you 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.

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

5.13. The water heater is seismically secured.

5.14. There is moisture staining on the wall, ceiling, or water-heater platform that should be explained or explored further.

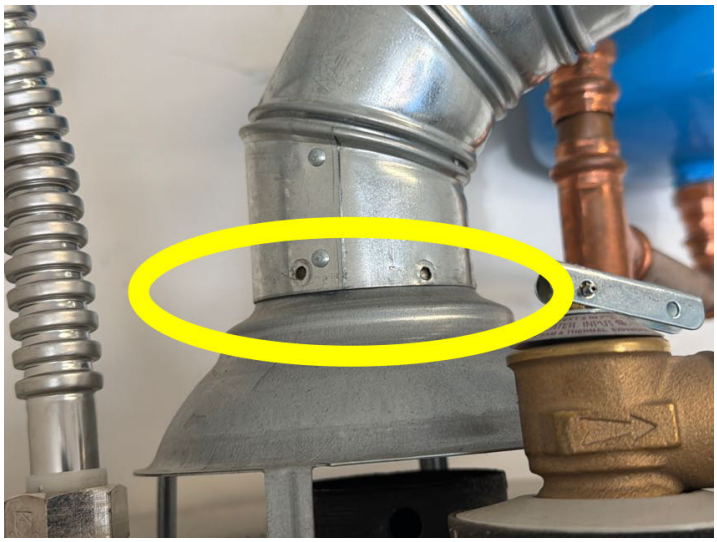
Plumbing Components (continued)



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



The water heater system includes an expansion tank 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.



There is moisture staining on the wall, ceiling, or water-heater platform that should be explained or explored further.

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 drainpipes 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. Water was run through the drains during the inspection. The left sink drain in the primary bathroom was slow or partially blocked, as noted in that section. The condition of concealed portions of the main drainpipe could not be confirmed without a video inspection.

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 weatherproof, readily accessible, and to have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished, we will obviously not be able to test each one.

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

1.3. The main electrical panel is under the jurisdiction of the HOA management and was not inspected.

Electrical Service Panels (continued)



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

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. Sub-panel 1 is located within the laundry room or area.

2.3. Sub-panel 1 has no visible deficiencies.

2.4. The exterior cover for sub-panel 1 is in acceptable condition.

2.5. The interior cover for sub-panel 1 is in acceptable condition.

2.6. The wiring in sub-panel 1 has no visible deficiencies.

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

2.8. There are no visible deficiencies with the circuit breakers in sub-panel 1.

2.9. The grounding system in sub-panel 1 is correct.

Electrical Service Panels (continued)



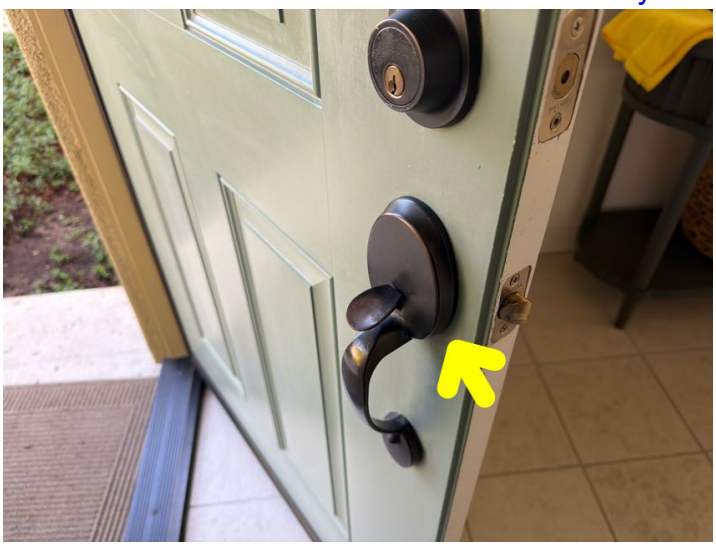
Sub-panel 1 is located within the laundry room or area.

Interior Space

1. Main Entry

Observations:

1.1. The door handle is loose and should be serviced to work smoothly.



The door handle is loose and should be serviced to work smoothly.

Interior Space (continued)

2. Living Room

Observations:

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

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

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

3. Dining Room

Observations:

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

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

4. Upstairs Hallway

Observations:

4.1. This hallway leads to the bedrooms.

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.



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

Bedrooms

1. Primary Bedroom Observations

Observations:

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

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

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

2. Bedroom 2

Observations:

2.1. This bedroom is located at the 2nd bedroom door on the left going down the upstairs hallway.

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

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.

3. Bedroom 3

Observations:

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

3.2. We have evaluated bedroom 3 and found it to be in acceptable condition.

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

Kitchen

1. General Comments

Observations:

1.1. We test kitchen appliances for their functionality and cannot evaluate them for their performance or 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 that the seller demonstrate its operation and explain its maintenance history and procedures.

Kitchen (continued)



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

2. Cabinets

Observations:

2.1. The kitchen cabinets have typical cosmetic damage, or damage that 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.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

5. Sink and Faucet

Observations:

5.1. The sink is functional.

5.2. The sink faucet is functional.

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

5.4. The trap and drain are functional.

Kitchen (continued)

6. Garbage Disposal Comments

Observations:

6.1. The garbage disposal is functional.

7. Dishwasher Comments

Observations:

7.1. The dishwasher is functional.

8. Exhaust Fan

Observations:

8.1. The exhaust fan is not secure and should be serviced.



The exhaust fan is not secure and should be serviced.

9. Gas Range & Cook Top

Observations:

9.1. The gas range is functional but was neither calibrated nor tested for its performance.

9.2. The range does not have an anti-tip bracket installed, which should be serviced. An anti-tip bracket is a safety device intended to prevent the range from tipping over if excessive weight is applied to an open oven door.

Bathrooms

1. Primary Bathroom Observations

Observations:

1.1. The primary bathroom is a three-quarter bathroom 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 sink faucets and their components are functional.

1.5. The left sink drain is slow or partially blocked and should be evaluated and serviced by a licensed plumbing contractor. The location and extent of the restriction were not determined.

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

1.7. The lights are functional.

1.8. The exhaust fans are functional.

1.9. The toilet is functional.

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

1.11. The shower is functional and the showerhead has a flow rate of 1.75 gpm.

1.12. 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.

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



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

Bathrooms (continued)

2. 1st Guest Bathroom

Observations:

2.1. The 1st guest bathroom is a half bathroom and is located adjacent to the main entry.

2.2. The sink countertop is functional.

2.3. The sink is functional.

2.4. The sink faucet and its components are functional.

2.5. The trap and drain are functional.

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

2.7. The lights are functional.

2.8. The exhaust fan is functional.

2.9. The toilet is functional.

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

Bathrooms (continued)

3. Jack and Jill Bathroom

Observations:

3.1. The Jack and Jill bathroom is a full bathroom and is located between Bedroom 2 and Bedroom 3.

3.2. The cabinets are in acceptable condition.

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

3.4. The bathroom sinks are functional.

3.5. The sink faucets and their 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 primary bathroom.

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.

3.12. The tub-shower is functional, and the showerhead has a flow rate of 2.0 gpm.

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



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

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 shutoff devices for better protection.

1.4. The dryer vent appears to vent vertically. The lint trap must be kept clean because trapped lint can eventually turn into a fire hazard.

1.5. The gas line and its components were obstructed from view and were not inspected.

1.6. The outlets that were tested are functional.

1.7. There is no visible 220-volt outlet for electric dryers. It may be possible to install one, and you should consult with a licensed electrician regarding this issue if a 220-volt outlet is needed.

1.8. The lights are functional.

1.9. The exhaust fan is functional.

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

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 A113619182 - Manufactured 2011

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 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.

1.8. The circulating fan is clean and functional.

1.9. The thermostat is functional.

1.10. The ducts are a modern flexible type and have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.

1.11. The registers are reasonably clean and functional.

1.12. No auxiliary drain pan was observed beneath the attic evaporator coil. We recommend evaluation by a qualified HVAC contractor and appropriate protection against condensate leakage.



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



Serial Number A113619182 - Manufactured 2011

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 air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.



The air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.

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 primary bedroom closet ceiling.

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 visible portions of the exhaust ducts are functional.

1.9. The heat vents appear to be functional.

1.10. 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.

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

1.12. 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 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 are sheathed and in acceptable condition.

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

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

1.8. The lights are functional and do not need service at this time.

1.9. The garage door and its hardware are functional.

1.10. The garage door opener is functional.

1.11. The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit and should be replaced with a latch-type handle for optimal safety.



The keyed door handle or deadbolt on the house entry door could prevent or impede an emergency exit and should be replaced with a latch-type handle for optimal safety.



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