Cornerstone Inspection

Property Inspection Report

3880 Santa Domingo Rd, Arroyo Grande, CA 93420
Inspection prepared for: Kent and Sue Zammit
Real Estate Agent: Jennifer Mandulay Poelking - Blair Properties

Date of Inspection: 3/10/2025 Time: 1:30 PM
Age of Home: 2000 Size: 2708
Weather: Clear
Order ID: 11841

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CORNERSTONE INSPECTION

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After you have reviewed your report, please give us a call if you have any questions you would like us to address. Remember, once the inspection is completed and the report is delivered, we will remain available to provide more information throughout the entire closing process.

The observations and opinions expressed within this report are those of Cornerstone Inspection, Inc. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the California Real Estate Inspection Association (CREIA), and those that we do not inspect are clearly disclaimed in the report, contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, because we recognize that our clients' time is valuable, and do not wish to provide you with an unnecessarily lengthy report about components that are not in need of service.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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

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

REPORT SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or items to which I would like to draw extra attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report, as the summary alone does not explain all of the issues. All repairs should be done by a licensed and bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for any work done on the property.

On this page you will find a brief summary of any critical concerns of the inspection, as they relate to health and safety, or if they may be costly to repair. An example could be exposed live electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Basic maintenence or recommended upgrade items will be in BLUE. Informational comments will be in typical black lettering. Be sure to read your entire report. For your safety and liablity, we recommend that you hire only licensed contractors when having any work done. If the home has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those of who will be on this property, other items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety. Note: If there are no comments in **RED** below, there were no **CRITICAL** systems or safety concerns with this property at the time of inspection.

Site and Other Comments		
Page 6 Item: 2	Environmental Comments	2.2. There are no functional carbon monoxide detectors present. Carbon monoxide alarms are an important safety component 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 to a gas appliance.
Roofing		
Page 17 Item: 2	Clay Tile Observations	2.5. There are cracked or broken tiles that should be serviced by a licensed roofing contractor.
Interior Space		
Page 32 Item: 2	Living Room	2.3. The carbon monoxide detector did not respond properly, and should be serviced.
Kitchen		
Page 37 Item: 9	Gas Range & Cook Top	9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.
Bathrooms		
Page 38 Item: 1	Master Bathroom Observations	1.19. The toilet room outlet is functional, but should be upgraded to have ground-fault protection.

Attics		
Page 45 Item: 1	Attic	1.13. There is a drainpipe vent that is cut or separated inside the attic which should be evaluated and serviced by a licensed specialist.

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

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

1.7. We do not evaluate auxiliary structures, such as storage buildings, as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

1.8. 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.

1.9. The property has been renovated or remodeled. Therefore, you should request documentation that would include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

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

Site and Other Comments (continued)

2. Environmental Comments

Observations:

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

2.2. There are no functional carbon monoxide detectors present. Carbon monoxide alarms are an important safety component 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 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.

Exterior (continued)

2. Grading and Drainage

Observations:

2.1. Water can be destructive and foster conditions that may be hazardous to health. For this reason, the ideal property will have soils that slope away from the residence. The interior floors will be several inches higher than the exterior grade, and the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have. We may confirm moisture intrusion in residences when it is raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that may be hazardous to health.

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

2.3. There are areas at the rear 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.

2.4. There are areas of living space below grade which may be susceptible to moisture intrusion. There is no evidence of intrusion at this time, however we can not guarantee that intrusion would not occur. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas, particularly during the rainy season. You may also wish to have an evaluation by a geologist or a grading and drainage specialist.

2.5. 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.

2.6. 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.

2.7. There is standing water or debris visible within the area drains, which could be indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.

2.8. There are missing or broken area drain covers. This could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

Exterior (continued)

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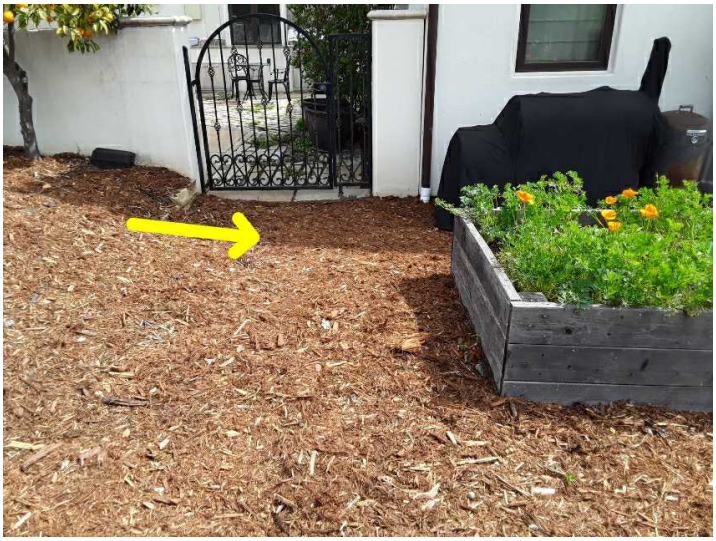
Exterior (continued)



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3. Exterior Wall Cladding

Observations:

3.1. The exterior house walls are clad with a combination of stucco and rock veneer 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 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.

3.4. 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.

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

Exterior (continued)

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Exterior (continued)

4. Hard Surfaces

Observations:

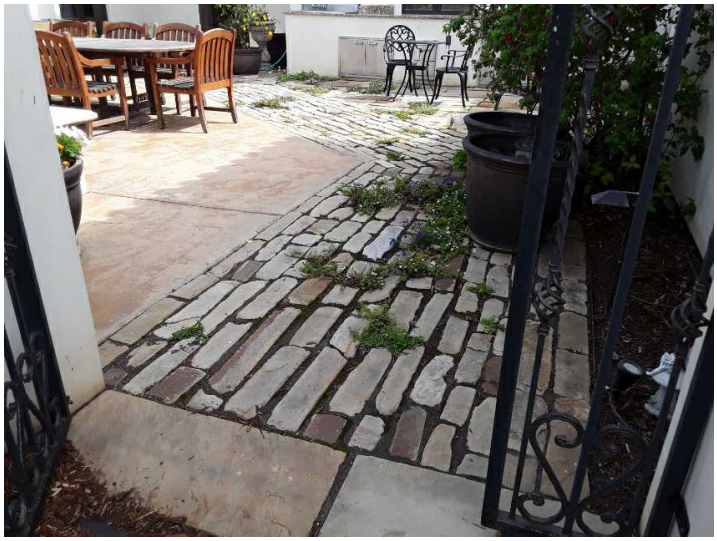
4.1. There are predictable cracks in the driveway that would not necessarily need to be serviced.

4.2. The driveway is surfaced with gravel or decomposed granite, which can impede drainage and does not provide positive traction.

4.3. 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.

4.4. 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.

4.5. The natural stone 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 stone.



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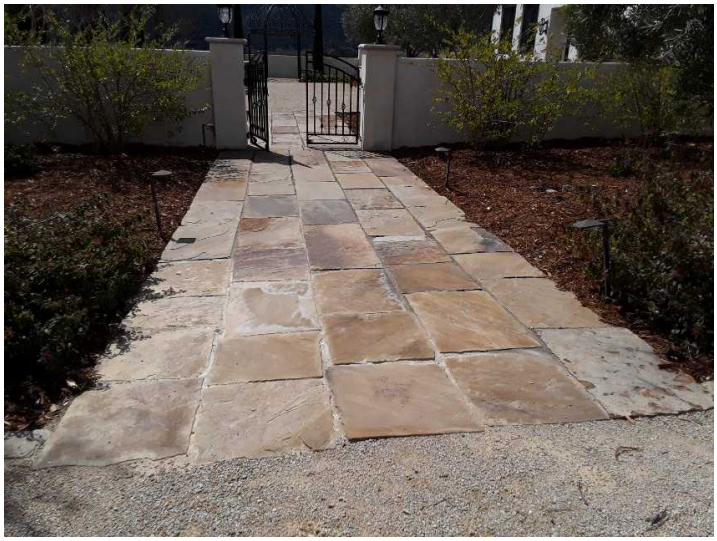

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Exterior (continued)

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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 outlets are ground-fault protected, which is included or controlled from a GFCI outlet/breaker in sub panel 3.

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

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

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.

Exterior (continued)

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

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.

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

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 are in acceptable condition, and do not appear to need service at this time.

8.3. The property is on acreage and the fences were not fully inspected.

Exterior (continued)

9. Yard and Retaining Walls

Observations:

9.1. There are typical cracks in the stucco covering the yard walls which you should view for yourself. Such cracks are common, and are generally not structural.

9.2. The wooden planks terracing the slope have no structural value, and are intended to inhibit surface soil movement. They should be periodically monitored for damage and stability.

There are typical cracks in the stucco covering the yard walls which you should view for yourself. Such cracks are common, and are generally not structural.

The wooden planks terracing the slope have no structural value, and are intended to inhibit surface soil movement. They should be periodically monitored for damage and stability.

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

10.3. 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.

11. Guardrails

Observations:

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

Exterior (continued)

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12. Exterior Sink Comments

Observations:

12.1. The sink is functional.

12.2. The sink faucet is functional.

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

12.4. The trap and drain are functional.

The sink is functional.

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 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 portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Given the home's age, the slab is presumed to be bolted foundation with no visible or significant 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. Some of the gutters need to be cleaned to drain properly.

1.3. 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.

1.4. We recommend that you install gutter guards to restrict leaves and other debris from entering the gutter system, which could restrict proper drainage.

2. Clay Tile Observations

Observations:

2.1. There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them, but instead view them from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultraviolet contamination. These roofs can leak, sometimes without there being any obvious damage to the tiles, particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to have a licensed roofing contractor inspect these roofs annually and to have them cleaned.

2.2. Our inspection is limited as we elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points.

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

2.4. 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.

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

Roofing (continued)

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Roofing (continued)

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

3. Metal Roof Observations

Observations:

3.1. There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on, but some can be damaged by careless foot-traffic, and it is essential for service personnel to wear soft shoes and to tread directly in the pan and not across the tile. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks.

3.2. We were unable to access the second story metal roof due to its height, and evaluated with the use of binoculars from various vantage points.

3.3. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

3.4. The roof flashings are in acceptable condition.

3.5. Some mastic has been applied around the skylight, and inasmuch as approved installation methods do not include the use of mastic its presence is either indicative of an amateur installation or a confirmation of leaks. It would be prudent to ask the sellers about this or have a specialist evaluate. Regardless, the skylight should be monitored.

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 firebox is in acceptable condition.

1.3. The ornamental gas log fire is functional.

1.4. The fireplace glass is functional.

1.5. The fireplace hearth is in acceptable condition.

1.6. The fireplace mantle is in acceptable condition.

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

1.8. The chimney flashings are in acceptable condition.

Plumbing Components

1. General Plumbing Comments

Observations:

1.1. The water supply is private and provided by a well, which we do not evaluate and is the sole responsibility of the homeowner. The source of the water could be from a local spring or a more substantial aquifer, which are dependent upon rainfall. For this reason, neither the supply nor the quality of the water can be categorically guaranteed. Also, you should be aware that local and regional standards of adequate flow vary considerably, but are entirely dependent upon the yield of the well and are best determined by a specialist.

Plumbing Components (continued)

2. Water Supply Comments

Observations:

2.1. The main water shut-off valve is located at the well or holding tank.

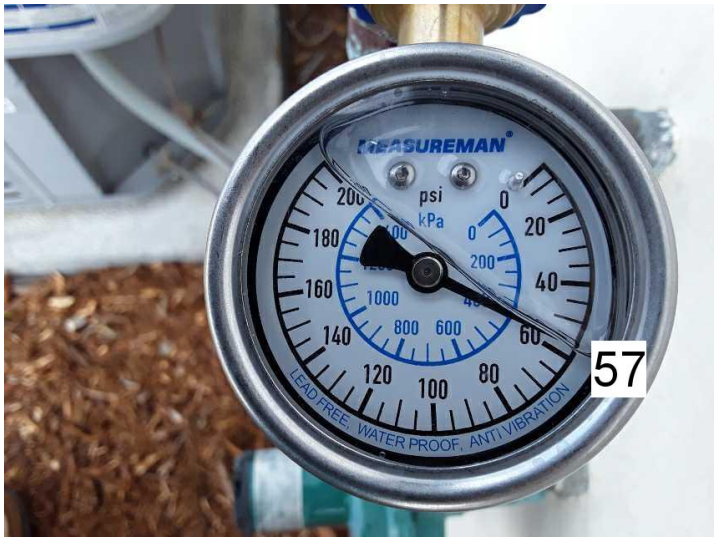
2.2. The local water shut-off valve is located at the rear of the home, unit, or building.

2.3. The water pressure entering the residence is under 80 PSI and a regulator is not required on the plumbing system.

2.4. 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.

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

The local water shut-off valve is located at the rear of the home, unit, or building.



The water pressure entering the residence is under 80 PSI and a regulator is not required on the plumbing system.

3. Gas Service Information

Observations:

3.1. The residence is served by propane, also known as LPG. We recommend that the gas supply company perform an account change inspection prior the close of escrow. This inspection will include an inspection of the gas appliances, tank, valves, and pipes. The information should also include the monthly cost of gas that will help you evaluate the annual cost of propane.

3.2. The gas main shut-off is located at the propane tank.

3.3. The local gas shut-off is located on the rear of the home, unit or building.

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

Plumbing Components (continued)

The gas main shut-off is located at the propane tank.

The local gas shut-off is located on the rear of the home, unit or building.

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.

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

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

Plumbing Components (continued)

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

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

5. Tankless Water Heater

Observations:

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

5.2. The residence is served by a tankless water heater located in an exterior closet.

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

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

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

5.6. A transition spacer is improperly sized where the vent pipe enters the attic or wall cavity, which should be serviced.

5.7. The discharge pipe from the temperature pressure relief valve should be extended beyond the exterior closet, so that if it activates water will not contaminate the closet walls.

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

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

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

Plumbing Components (continued)

The residence is served by a tankless water heater located in an exterior closet.

A transition spacer is improperly sized where the vent pipe enters the attic or wall cavity, which should be serviced.

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

Plumbing Components (continued)

6. Tankless Water Heater 2

Observations:

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

6.2. The residence is served by a tankless water heater located in an exterior closet at the rear.

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

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

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

6.6. The vent pipe is functional.

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

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

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

The residence is served by a tankless water heater located in an exterior closet at the rear.

Plumbing Components (continued)

7. Waste and Drain Systems

Observations:

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

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

7.3. 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.

7.4. This property is served by a private waste system that we do not have the expertise to inspect. We recommend the septic system be evaluated by a qualified specialist. Furthermore, we also recommend the use of biodegradable tissues, soaps, detergents, and other non bleach cleaners. We recommend you avoid deposing grease, flushable wipes, feminine products and other foreign objects within the system.

7.5. A clean-out is located at the left side.

A clean-out is located at the left side.

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 200 amp main electrical panel, located at the rear of the home or unit.

1.3. A photovoltaic solar system has been installed, which we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation, and maintenance history. You may also wish to have it evaluated by a qualified specialist.

1.4. A battery backup or power bank system has been installed, which we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation, and maintenance history. You may also wish to have it evaluated by a qualified specialist.

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

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

1.7. The main panel and its components have no visible deficiencies.

1.8. 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.

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

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

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

1.12. Arc-fault breakers (AFCI) are present, but were not tested as the home is occupied.

1.13. The main electrical panel is grounded to a driven rod.

1.14. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Electrical Service Panels (continued)

The residence is served by a 200 amp main electrical panel, located at the rear of the home or unit.

A photovoltaic solar system has been installed, which we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation, and maintenance history. You may also wish to have it evaluated by a qualified specialist.

A battery backup or power bank system has been installed, which we do not have the expertise to evaluate. We recommend the sellers provide information regarding its installation, operation, and maintenance history. You may also wish to have it evaluated by a qualified specialist.

Electrical Service Panels (continued)

2. Sub Panel Observations

Observations:

2.1. Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

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

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

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

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

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

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

2.8. The circuit breakers have no visible deficiencies.

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

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

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

Electrical Service Panels (continued)

3. Sub Panel #2 Observations

Observations:

3.1. Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

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

3.3. The electrical sub panel has no visible deficiencies.

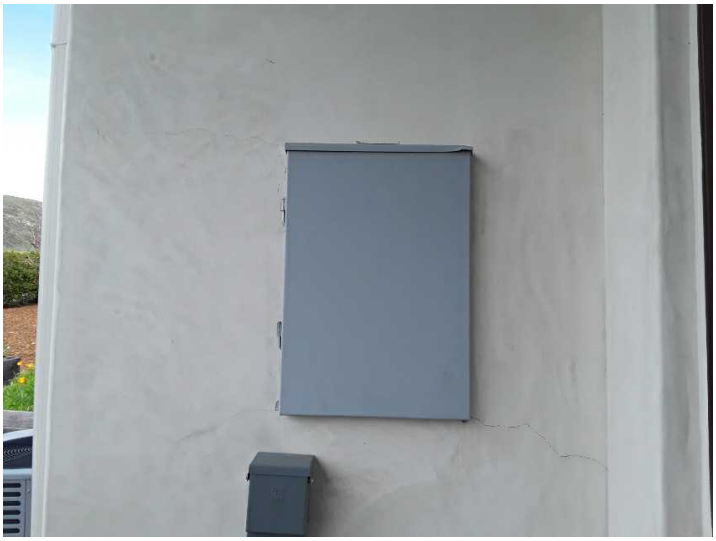
3.4. The exterior cover for the electrical sub panel is in acceptable condition.

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

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

3.7. The circuit breakers have no visible deficiencies.

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



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

Electrical Service Panels (continued)

4. Sub Panel #3 Observations

Observations:

4.1. Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

4.2. The sub panel is located within the garage.

4.3. The electrical sub panel has no visible deficiencies.

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

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

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

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

4.8. The circuit breakers have no visible deficiencies.

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

The sub panel is located within the garage.

Interior Space

1. Main Entry

Observations:

1.1. The front door is functional.

1.2. The deadbolt on the door does not engage easily which you may wish to have serviced.

1.3. An exterior wall light did not respond and should be serviced.

An exterior wall light did not respond and should be serviced.

2. Living Room

Observations:

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

2.2. The lights are functional.

2.3. The carbon monoxide detector did not respond properly, and should be serviced.

3. Office

Observations:

3.1. The Office is located adjacent to the garage.

3.2. The lights are functional.

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

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

3.5. The bar sink is functional.

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

3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the 2nd guest bathroom.

Interior Space (continued)

4. Main Hallway

Observations:

4.1. This hallway leads to the master Bedroom and Bedroom 2.

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

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

4.4. The lights are functional.

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

5. Loft Observations

Observations:

5.1. The loft is located at the top of the stairs.

5.2. The lights are functional.

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

5.4. The closet door is missing which you may wish to have installed.

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

The closet door is missing which you may wish to have installed.

Interior Space (continued)

6. Stairs

Observations:

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

6.2. The balusters in the corners of the stair or guardrails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

6.3. The lights are functional.

The balusters in the corners of the stair or guardrails are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

Bedrooms

1. Master Bedroom Observations

Observations:

1.1. This bedroom is located at the end of the hall to the left.

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

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

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

Bedrooms (continued)

2. Bedroom 2

Observations:

2.1. This bedroom is located at the end of the hall to the right.

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

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

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

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

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

Kitchen

1. General Comments

Observations:

1.1. We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: refrigerators, built-in toasters, coffee makers, can-openers, blenders, instant hot-water dispensers, reverse osmoses systems, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

1.2. A functional smoke detector is present within or close to the kitchen. Smoke detectors are not required in kitchens and they are not recommended due to nuisance activation.

1.3. 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.

Kitchen (continued)

2. Cabinets

Observations:

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

3. Countertop

Observations:

3.1. The counter top is functional.

4. Electrical Components

Observations:

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

4.2. The lights are functional.

5. Microwave Oven

Observations:

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

6. Sink and Faucet

Observations:

6.1. The sink is functional.

6.2. The sink faucet is functional.

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

6.4. The trap and drain are functional.

7. Dishwasher Comments

Observations:

7.1. 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.

8. Exhaust Fan

Observations:

8.1. The exhaust fan or downdraft is functional.

Kitchen (continued)

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 gas cook top is functional.

9.3. The range does not have an anti-tip bracket installed which is a safety device installed so the range will not tip over if something heavy is on the oven door when opened, such as a child.

10. Flooring

Observations:

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

Bathrooms

1. Master Bathroom Observations

Observations:

1.1. This bathroom is a full and is located adjacent to the master 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 mechanical sink stoppers will need to be adjusted to engage.

1.6. The hot water emits a lower volume of water flow, and should be evaluated by a licensed plumbing contractor.

1.7. The trap and drain are functional.

1.8. The countertop and wall outlets are functional and include ground-fault protection.

1.9. The lights are functional.

1.10. The exhaust fans are functional.

1.11. The toilet is functional.

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

1.13. The stall shower is functional.

1.14. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.

1.15. The tub is functional.

1.16. The hydro-spa is functional but should be flushed with a cleanser if not used frequently.

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

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

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

Bathrooms (continued)

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

2. Hallway Bathroom

Observations:

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

2.2. The cabinets are in acceptable condition.

2.3. The sink countertop is functional.

2.4. The 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 functional and include ground-fault protection.

2.8. The lights are functional.

2.9. The exhaust fan is functional.

2.10. The toilet is functional.

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

2.12. The tub-shower is functional.

2.13. The tub is functional.

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

Bathrooms (continued)

3. 1st Guest Bathroom

Observations:

3.1. This bathroom is a three-quarter and is located adjacent to the loft.

3.2. The cabinets have typical, cosmetic damage.

3.3. The sink countertop is functional.

3.4. The sink is functional.

3.5. The sink faucet and its components are functional.

3.6. The trap and drain are functional.

3.7. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in the 2nd guest bathroom.

3.8. The lights are functional.

3.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.

3.10. The toilet is functional.

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

3.12. The stall shower is functional.

3.13. We do not pressure test shower pans, which can be performed by a licensed plumber or leak detection company. Some termite/pest control operators do this test on a single-story home, but you should inquire them to verify this.

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

3.15. There are audible sub-floor squeaks at various points in this area. They result when the sub-floor separates slightly from the floor joists or sub-floor and then rubs up and down on the fasteners that hold it in place.

Bathrooms (continued)

4. 2nd Guest Bathroom

Observations:

4.1. This bathroom is a full and is located adjacent to the kitchen.

4.2. The cabinets have typical, cosmetic damage.

4.3. The sink countertop is functional.

4.4. The sink is functional.

4.5. The sink faucet and its components are functional.

4.6. The trap and drain are functional.

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

4.8. The lights are functional.

4.9. There is no exhaust fan and although there are operable windows, we recommend one be installed.

4.10. The toilet is functional.

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

4.12. The tub-shower is functional.

4.13. The tub is functional.

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

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

Laundry

1. Laundry Area

Observations:

1.1. The laundry area is located within bathroom 2.

1.2. 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.

1.3. A dryer vent is provided and appears serviceable. It should be cleaned 1-2 times per year to prevent lint build-up which can be highly flammable.

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

1.5. The outlets that were tested are functional.

1.6. The 220 volt receptacle is functional but is 3 prong. New electric dryers have a 4 prong appliance cord and may need to upgrade or adapt to this connection.

1.7. The lights are functional.

1.8. The sink and countertop are functional.

1.9. The sink faucet is functional.

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

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

1.12. 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. 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.

1.3. The vent pipe is functional.

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

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

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

1.7. The circulating fan is clean and functional.

1.8. The thermostat is functional.

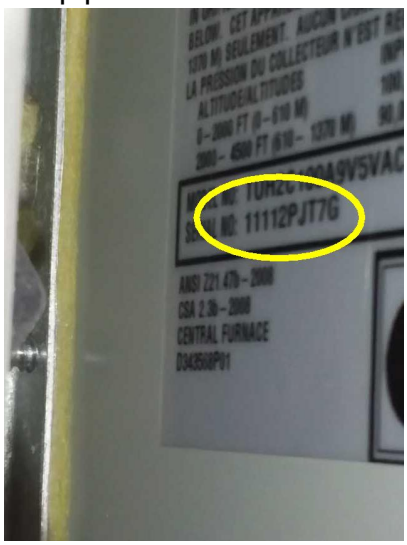
1.9. The ducts are a modern flexible type that have no visible deficiencies. They are comprised of a clear inner liner and an outer plastic shell that encapsulates fiberglass insulation.

1.10. The registers are reasonably clean and functional.

1.11. A drip pan is present and presumed to be functional.

1.12. The condensate drainpipe discharges at a drain and waste pipe.

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



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

2.4. The condensing coil is not strapped to the base, as current standards require.

2.5. Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.

2.6. 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.

2.7. A drip pan is present and presumed to be functional.

2.8. The refrigerant lines that are visible are in acceptable condition.

2.9. The condensate drainpipe discharges at a drain and waste pipe with the secondary condensate installed to correctly drain over a window on the left side of the house. Water draining though the secondary condensate line would indicate a blockage and you should call for service by a qualified licensed HVAC contractor.

Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip, and should be installed.

Attics

1. Attic

Observations:

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

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

1.3. We evaluated the attic by direct access.

1.4. We were unable to access the entire attic due to conditions of clearance and obstructions. We were able to access approximately 88% of the attic.

1.5. The lights are functional.

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

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

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

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

1.10. The heat vents appear to be functional.

1.11. The 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.

1.12. The attic floor is insulated with approximately six to nine inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

1.13. There is a drainpipe vent that is cut or separated inside the attic which should be evaluated and serviced by a licensed specialist.

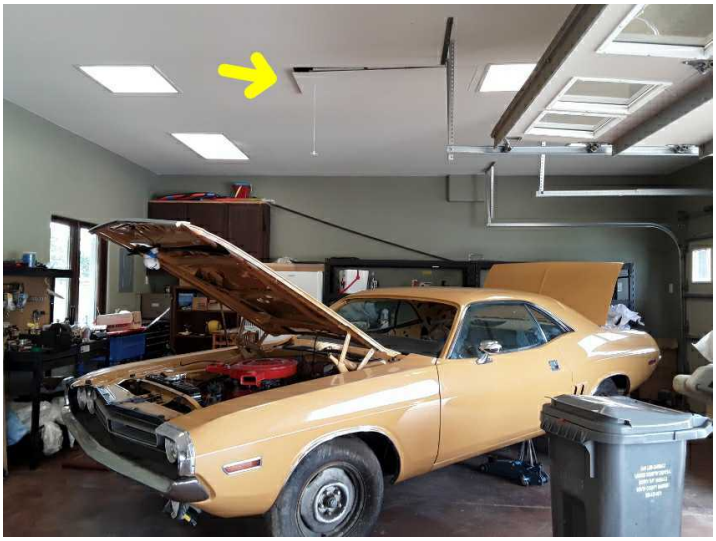
Attics (continued)

There is a drainpipe vent that is cut or separated inside the attic which should be evaluated and serviced by a licensed specialist.

2. Garage Attic

Observations:

2.1. We were unable to access the attic due to personal contents within the hatch area. We recommend that the access area be cleared and the attic be inspected. Contact Cornerstone Inspection for this additional inspection.



We were unable to access the attic due to personal contents within the hatch area. We recommend that the access area be cleared and the attic be inspected. Contact Cornerstone Inspection for this additional inspection.

Garages

1. Three Car Garage

Observations:

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

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

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

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

1.5. The outlets are ground-fault protected and controlled from a GFCI outlet/breaker in sub panel 3.

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

1.7. The garage doors and their hardware are functional.

1.8. The garage door openers are functional.

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

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