



Inspection Pros



**641 Centre Court
Alameda CA 94502**

Client(s): Veale

Inspection Date: 9/10/2025

Inspector: Alex Ostroukhov ,

Signed by: A handwritten signature in black ink, enclosed in a blue rectangular box.	Signed by: A handwritten signature in black ink, enclosed in a blue rectangular box.
Seller F-1A87B/C965492 9/12/2025 16:29 9/12/2025	Date 12:55 EDT
Buyer	Date
Buyer	Date

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Inspection Pros**SECTION I: KEY FINDINGS**

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 1108192
 - Client's Last Name: Veale
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Kitchen

DISPOSAL,DISHWASHER, AIR GAP

- 1. The power cord was not secured where it enters the garbage disposal. The cord can be physically damaged, or the wires pulled out of the motor connections. We recommend it be properly clamped and secured as required.

Laundry

DRYER VENT, GAS VALVE

- 2. The vent was partially crushed behind the dryer. This is restricting the air flow, and can cause a buildup of lint inside the duct. This should be considered a potential fire hazard, and we recommend that the damaged section be repaired or replaced as necessary.

Consideration Items

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- 3. A hose bibb valve at the exterior front was leaking when operated at the time of inspection. We recommend repair as necessary to restore proper function and to conserve water.

GAS SERVICE, GAS METER

- 4. There was no gas valve shut off wrench observed near the gas meter. We recommend contacting the HOA to determine whether there is a shut off wrench or other device at the location of the meter.

SEISMIC BRACING

- 5. The lower strap was not installed in the lower third of the heater. We recommend that the strap be installed in accordance with present standards.

GAS SUPPLY, COMBUSTION AIR

- 6. The water heater gas supply piping include a T-pipe extension ("drip leg") to collect debris, as this is considered good practice. However a "drip leg" was not installed in accordance with regulations and we recommend referral with a licensed plumber and replacement as needed. **A drip leg, also known as a sediment trap, should always be installed vertically in a fuel piping system to prevent sediment and debris from being pushed across the tee by the fuel pressure.**

GENERAL CONDITION

- 7. There was no pan installed under the water heater to catch and divert leaking water to the exterior. We recommend that the installation of a drain pan be considered.

Electrical

MAIN PANEL, SERVICE

- 8. The main electrical panel for this unit is not clearly labeled. We recommend that each panel be identified, allowing individuals unfamiliar with the order of the panels to operate them properly when and if necessary.

SUB PANEL

- 9. There is an electrical subpanel located in a closet. Although this is very common, closet installations are no longer approved. No particular deficiencies were observed, however if the panel should ever need to be replaced, it would have to be relocated. We only recommend that proper clearance be maintained in front of the panel.
- 10. One or more circuit breakers in the subpanel were shut off at the time of this inspection. We did not activate the breakers, or energize the circuits because doing so could create a hazard. Ask the owner why the breakers are in the OFF position. If they are not functional, a licensed electrician should make appropriate repairs before closing escrow.

LIGHTS

- 11. We discovered open incandescent light bulb in the lower hall closet. This installation is no longer approved, and should be considered a potential fire hazard. We recommend replacing the bulbs with compact fluorescent bulbs, or installing enclosed fixtures.

GFCI, AFCI

- 12. Some of the kitchen receptacles are GFCI (ground fault circuit interrupter) protected. Consideration should be given to installing GFCI protection at the remaining kitchen countertop receptacles as is currently required.
- 13. There did not appear to be AFCI protection installed in this building. As an upgrade, we recommend AFCI protection be installed in all required areas by a licensed electrician.

Heating and Cooling

GAS SUPPLY PIPING. GAS VALVE VISUAL INSPECTION. THERMOSTAT

Consideration Items

Heating and Cooling

- 14. The gas supply piping for the furnace does not include a T-pipe extension to collect debris that may be in the gas pipe. This is generally required, and is considered good practice. Ideally, a "drip leg" should be added to the gas piping just ahead of the connector when the furnace is serviced.

Attic

ACCESS, PESTS

- 15. Evidence of rodent activity (droppings, bait, traps) was observed in the attic, however we could not determine if there is current infestation. Rodents can damage ductwork and electrical wiring, and they can also be a health hazard. We recommend setting traps or bait, and if necessary, the services of a licensed pest control exterminator.

Interiors

WINDOWS

- 16. The operation of primary bathroom window was difficult. We recommend that the tracks and any moving parts be lubricated, adjusted, repaired or replaced for smoother operation.

FIREPLACE, DAMPER

- 17. The flue was inaccessible and should be inspected by a licensed chimney contractor prior to use.

Bathrooms

SINK, BATHTUB

- 18. A flexible drain assembly arm has been installed under the primary bathroom wash basin. This installation is prone to clogging and leakage, and although no particular deficiencies were noted, we recommend replacement with rigid piping to help prevent leakage and ensure proper function.
- 19. A flexible drain assembly arm has been installed under the upper hall bathroom wash basin. This installation is prone to clogging and leakage, and although no particular deficiencies were noted, we recommend replacement with rigid piping to help prevent leakage and ensure proper function.

TOILETS

- 20. The upper hall bathroom toilet was slightly loose at the floor. While no damage was evident, this can be conducive to water leakage and/or damage. We recommend that the toilet be tightened, or removed and reset upon a new wax ring if necessary. Any damaged flooring, subflooring and/or floor framing discovered in the course of this work should be repaired by a licensed contractor.

Laundry

WASHER, STANDPIPE

- 21. There was no drain pan installed under the washer. As a preventive measure, we recommend that a water containment pan with a drain be installed to prevent water damage in the event of a leak or overflow.

Date: 9/10/2025	Time: 01:30:00 PM	Report ID: 1108192
Property: 641 Centre Court, Alameda, CA 94502		Prepared By: Alex Ostroukhov

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a LandAmerica client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.

Inspection Pros**SECTION II: PROPERTY INFORMATION**

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Status: Vacant with some staging components present	Listed Age of Structure: 40 Years, As noted on Zillow.com	Style of Home: Condominium
Weather: Partly Cloudy	Temperature: 60 - 70 degrees	Viewed From: Front court yard
Attendees: Inspector only		

1. Notes**Inspection Items****GENERAL NOTES - LIMITATIONS AND EXCLUSIONS**

- ◆ NOTE: Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

NOTE: Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We recommend that you consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.

- ◆ NOTE: Evaluation of any low-voltage wiring, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, low voltage lighting, and stereo wiring is beyond the scope of this inspection. If information on these systems is desired we recommend that you consult with the seller or have a qualified technician (or technicians) evaluate the low voltage wiring as desired.
- ◆ NOTE: Any observations by a building inspector, who is not otherwise specifically qualified to inspect for evidence of pests and other wood destroying organisms, is not a substitute for inspection by a licensed Pest Control Operator. This report includes comments on current visible conditions only. Only a licensed Pest Control Inspector can make valid comments and recommendations regarding the identification, causes and remediation of pest conditions.
- ◆ NOTE: Environmental issues include but are not limited to radon, asbestos, mold, lead-based paint, lead contamination, toxic waste, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. Evaluation and comment on these items is beyond the scope of a home inspection, however we may make reference to one or more of these materials in this report if we suspect that they are present. If more information is desired, we recommend the advice and services of the appropriate specialists.

HOA NOTES

Inspection Pros**SECTION II: PROPERTY INFORMATION**

- ◆ NOTE: The exterior of this unit, adjacent or adjoining units and the common areas were not inspected, except as specifically noted. Funds for maintenance and replacement of common area systems and components may be available from the HOA. If desired, we recommend referral with a Home Owners Association representative for more information.
- ◆ NOTE: The roof is a common area component, and consequently it was not inspected and is not included as a part of this report. No representations or warranties are made as to the existing or possible future condition of the roof. We recommend referral with the HOA and/or the seller to ensure that there are no owner responsibilities regarding the roof and its components.
- ◆ NOTE: The foundation of this building is not actually a part of this unit and was not inspected. There was no evidence of unusual or excessive interior cracking or settling observed within the unit.
- ◆ NOTE: The grading and drainage are common area components. We make no representations or warranties as to the condition of these items. Information concerning the grading and drainage should be obtained from the Home Owners Association.
- ◆ The parking structure or area is considered a common area and is not included in this inspection report. Information on the parking structure and available parking spaces should be obtained from the owner's association.

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Note: Waste lines and fittings will dry out while a house is vacant and can lead to leakage, however these leaks often will not reveal themselves until the house is occupied and in full use. For example, a drain leak from an upper floor kitchen or bathroom may not be apparent on a lower floor wall or ceiling surface until several hours after the inspection. Additionally, tub, shower or floor drains may not backup during the inspection because the house cannot be fully "water tested" as it would by living in the home. Waste solidifies in inactive drain lines, and may require "snaking" or other repairs. Expect this possibility. Inspection of below ground sewer components is beyond the scope of this our inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend that sewer lines be scanned before close of escrow because finding and correcting these problems can be very expensive.

We do not test water heater temperature/pressure relief valves as they often leak after being operated. If the valve fails to reset and leaks, replacement will be necessary. We recommend that the valve be tested periodically by a plumber or general contractor, and replaced if necessary.

Styles & Materials

Main water valve location: Front	Main gas valve location: Community utility closet	Sewer cleanout location: Consult with HOA or a plumber
Potable water source: Local utility	Main water supply material: Copper where visible - but mostly inaccessible	House water supply material: Copper where visible Mostly inaccessible
Waste drain material: ABS Plastic where visible Mostly inaccessible	Water Heater Location: Hall closet Lower level	Water heaters units - Date of manufacture: 1 unit 2012
Water heater power source - Capacity: Natural gas - 48 gallons		

Inspection Items**SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES [Inspected]**

- ◆ The water supply system pressure was measured at the exterior hose bibs, and was within the range of normal.
- ◆ NOTE: It is beyond the scope of a property inspection to operate shut off valves because of their tendency to leak once they have been operated. We may comment on the location and/or condition of some of the shut off valves, however be aware that we will not operate: 1) The main water supply shut off valve. 2) The water heater temperature & pressure relief valve. 3) The water heater supply and drain valves. 4) Washing machine shut off valves. 5) Plumbing fixture (sinks, toilets, dishwashers, etc) shut off or "stop" valves.
- ◆ The majority of the plumbing water supply piping is inaccessible because of the type of construction and this unit's location within the building. The visible areas appeared to be in generally serviceable condition, however we cannot

Inspection Pros**SECTION II: PROPERTY INFORMATION**

comment on any portions of the system that are inaccessible. If more information and/or further inspection is desired, we recommend referral with the Home Owners Association (HOA) and/or a licensed plumber.

- ♦ A hose bibb valve at the exterior front was leaking when operated at the time of inspection. We recommend repair as necessary to restore proper function and to conserve water.

**GAS SERVICE, GAS METER [Inspected]**

- ♦ There was no gas valve shut off wrench observed near the gas meter. We recommend contacting the HOA to determine whether there is a shut off wrench or other device at the location of the meter.

**DRAIN, VENT [Inspected]**

- ♦ The majority of the plumbing drain, waste and vent system is inaccessible because of the type of construction and this unit's location within the building. The visible areas appeared to be in generally serviceable condition, however we cannot comment on any portions of the system that are inaccessible. If more information and/or further inspection is desired, we recommend referral with the Home Owners Association (HOA) and/or a licensed plumber

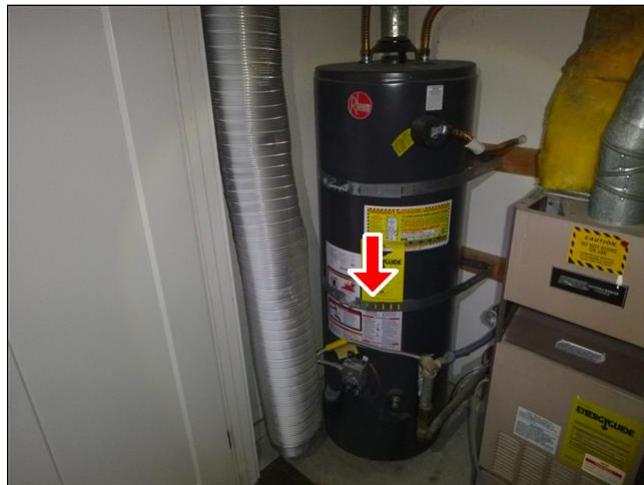
WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE [Inspected]

- ♦ NOTE: We do not test water heater temperature/pressure relief valves as they often leak after being operated. If the valve fails to reset and leaks, replacement is necessary. We recommend either the valve be tested annually with an expectation of possible replacement or simply replaced every three years.

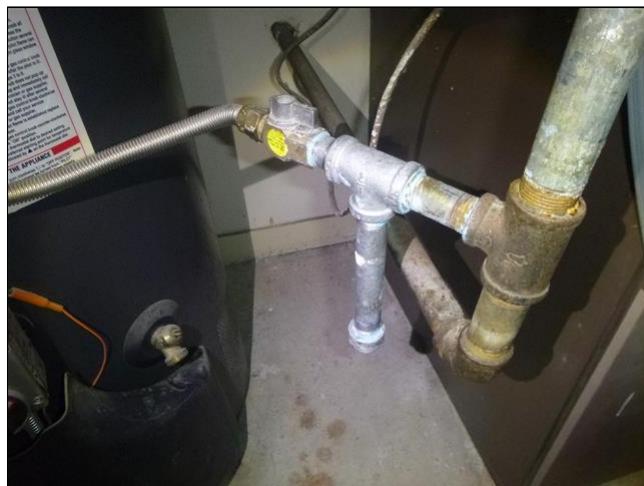
SEISMIC BRACING [Inspected]

Inspection Pros**SECTION II: PROPERTY INFORMATION**

- ♦ The lower strap was not installed in the lower third of the heater. We recommend that the strap be installed in accordance with present standards.

**VENTING, DRAFT HOOD [Inspected]****GAS SUPPLY, COMBUSTION AIR [Inspected]**

- ♦ The water heater gas supply piping include a T-pipe extension ("drip leg") to collect debris, as this is considered good practice. However a "drip leg" was not installed in accordance with regulations and we recommend referral with a licensed plumber and replacement as needed. **A drip leg, also known as a sediment trap, should always be installed vertically in a fuel piping system to prevent sediment and debris from being pushed across the tee by the fuel pressure.**

**ELEVATION, LOCATION, ACCESS [Inspected]****GENERAL CONDITION [Inspected]**

- ♦ There was no pan installed under the water heater to catch and divert leaking water to the exterior. We recommend that the installation of a drain pan be considered.

6. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for

Inspection Pros**SECTION II: PROPERTY INFORMATION**

future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Service type: Indeterminable - Panel not accessible	Service Capacity - ID: 100 amperes Capacity determined by main disconnect size	Circuit Protection Type: Circuit breakers
Wiring type: Nonmetallic Sheathed Cable (Romex)	Main service panel location: Community closet	Subpanel(s) location(s): Hall closet

Inspection Items**INCOMING SERVICE, MAST, METER** [Inspected]**MAIN PANEL, SERVICE** [Inspected]

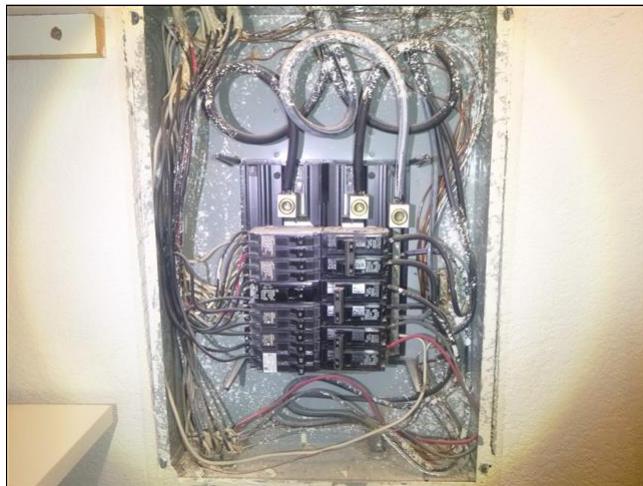
- ◆ The main electrical panel was not opened because of the size and capacity of the system. No particular deficiencies were noted, however we recommend that the panel be inspected if other electrical work is undertaken.



- ◆ The main electrical panel for this unit is not clearly labeled. We recommend that each panel be identified, allowing individuals unfamiliar with the order of the panels to operate them properly when and if necessary.

MAIN DISCONNECT, SERVICE CAPACITY [Inspected]**SUB PANEL** [Inspected]

- ◆ There is an electrical subpanel located in a closet. Although this is very common, closet installations are no longer approved. No particular deficiencies were observed, however if the panel should ever need to be replaced, it would have to be relocated. We only recommend that proper clearance be maintained in front of the panel.
- ◆ We inspected the sub-panel and found it in serviceable condition.

Inspection Pros**SECTION II: PROPERTY INFORMATION**

- ♦ One or more circuit breakers in the subpanel were shut off at the time of this inspection. We did not activate the breakers, or energize the circuits because doing so could create a hazard. Ask the owner why the breakers are in the OFF position. If they are not functional, a licensed electrician should make appropriate repairs before closing escrow.

**CONDUCTOR MATERIAL [Inspected]****WIRING [Inspected]****RECEPTACLES [Inspected]****LIGHTS [Inspected]**

- ♦ We discovered open incandescent light bulb in the lower hall closet. This installation is no longer approved, and should be considered a potential fire hazard. We recommend replacing the bulbs with compact fluorescent bulbs, or installing enclosed fixtures.

SWITCHES [Inspected]**GFCI, AFCI [Inspected]**

- ♦ NOTE: Ground fault circuit interrupters (GFCIs) are modern wall receptacles or circuit breakers, designed to protect occupants from electric shock. GFCIs are required in the following areas, but may not be limited to, kitchen countertop receptacles, bathroom hydrotherapy tub and sink areas, garages, basements, spas, hot tubs, fountains, pools, sump pumps, crawl spaces, near laundry tubs, and exterior walls. We recommend that all such locations be

Inspection Pros**SECTION II: PROPERTY INFORMATION**

provided with GFCI protection if they are not already so equipped. GFCI devices should be tested periodically in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

- ◆ GFCI (ground fault circuit interrupter) protection has been provided for all areas as required by present standards. The accessible devices were checked and found to be functional. We recommend testing the devices on a monthly basis.
- ◆ Some of the kitchen receptacles are GFCI (ground fault circuit interrupter) protected. Consideration should be given to installing GFCI protection at the remaining kitchen countertop receptacles as is currently required.
- ◆ There did not appear to be AFCI protection installed in this building. As an upgrade, we recommend AFCI protection be installed in all required areas by a licensed electrician.
- ◆ NOTE: An arc-fault circuit interrupter (AFCI) is an electrical device designed to provide protection from the effects of electrical arc faults and de-energize the circuit when an arc fault is detected. There is a difference between AFCIs and GFCIs. AFCIs are intended to reduce the likelihood of fire caused by electrical arcing faults; whereas, GFCIs are personnel protection intended to reduce the likelihood of electric shock hazard.

GROUNDING. BONDING [Inspected]**GENERAL INFO, DOORBELL, CEILING FAN, MISC.****7. Heating and Cooling**

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Furnace - date of manufacture: 1 Unit Appears to be the original installation	Location-# of Systems: Hallway closet	Energy Source: Natural Gas Forced Air Furnace
Filter location(s): Cold air returns Disposable		

Inspection Items**FORCED AIR HEATING, CLEARANCE** [Inspected]

- ◆ The furnace responded to normal operating controls and the components appear to be in serviceable condition. Routine maintenance will keep it functional and maximize service life.

GAS SUPPLY PIPING. GAS VALVE VISUAL INSPECTION. THERMOSTAT [Inspected]

- ◆ The gas supply piping for the furnace does not include a T-pipe extension to collect debris that may be in the gas pipe. This is generally required, and is considered good practice. Ideally, a "drip leg" should be added to the gas piping just ahead of the connector when the furnace is serviced.

Inspection Pros**SECTION II: PROPERTY INFORMATION**

VENT, BLOWER, FAN, DISCONNECT [Inspected]

AIR FLOW, DUCTWORK, REGISTERS, PLENUM [Not Inspected]

HEAT EXCHANGER, COMBUSTION CHAMBER, BURNERS, SCREENS [Not Inspected]

- ◆ The heat exchanger, also referred to as the combustion chamber, is the portion of the furnace where combustion takes place. The heat exchanger was primarily inaccessible because of the design of the furnace, and we cannot certify that there are no cracks. If confirmation is desired, we recommend further evaluation of the heat exchanger by a licensed heating contractor, or PG&E.

HVAC LIMITATIONS

- ◆ There was no service record observed at the furnace. To maximize service life we recommend the furnace be periodically serviced and a service log started.

8. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Location: Primary bedroom closet	Inspected: From the attic access opening	Attic Insulation: Fiberglass batts
Roof Structure - Sheathing: Wood rafters - Plywood over skip sheathing		

Inspection Items

ACCESS, PESTS [Inspected]

- ◆ NOTE: Due to the lack of installed planking, concealed framing and/or low clearances, the attic was only inspected from the access opening to avoid possible damage to the ceilings below. Therefore, inspection of the attic was very limited, as not all areas were readily visible. Conditions in need of repair may be discovered, if the attic is fully entered and all areas inspected. If desired, we recommend referral with the appropriate contractor who is equipped to inspect the entire attic.



-  ♦ Evidence of rodent activity (droppings, bait, traps) was observed in the attic, however we could not determine if there is current infestation. Rodents can damage ductwork and electrical wiring, and they can also be a health hazard. We recommend setting traps or bait, and if necessary, the services of a licensed pest control exterminator.



PLUMBING, STAINS [Inspected]

INSULATION [Inspected]

VENTILATION, EXHAUST FANS [Inspected]

FRAMING, FIREWALL [Inspected]

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

In older homes, there is a potential for lead and/or asbestos (1978 and older) to exist. It is beyond the scope of a home inspection to make comments or determinations on whether these materials may exist. Additionally, it is beyond the scope of this inspection to comment on the presence of mold or any other environmentally hazardous materials.

Tempered (safety glass) is typically labeled with a transparent stencil at one of the corners, which we attempt to identify during the inspection, however it is not always labeled, or it may be faded or worn off. We cannot make guarantees as to whether all glass throughout the building is tempered. If this is a concern and further evaluation is desired, we recommend referral with a glass installer or specialist.

Styles & Materials

Inspection Pros**SECTION II: PROPERTY INFORMATION**

Ceiling - Wall - Floor: Floors: Carpet and wood Walls/Ceilings: Drywall	Window and Door Style - Type - Material: Single-hung Double pane Vinyl clad wood	Fireplace Type: Gas starter fireplace Flue: Not visible
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Inspection Items**SMOKE ALARMS - DETECTORS** [Inspected]

- ◆ NOTE: Smoke alarms are now required to be installed on each floor (including basements), in the hall or common area leading to all sleeping rooms and in each bedroom. Pressing the test button on the alarm only verifies battery or horn function but does not test the sensor within the unit.

California law requires the seller to transfer a home with properly placed functioning smoke alarms. The seller and the buyer are required to sign the Smoke Alarm Statement of Compliance prior to the close of escrow.

Smoke detectors should be tested periodically in accordance with the manufacturers recommendations to ensure that they remain operational. We recommend that smoke detector batteries be changed with any change of occupancy and twice a year thereafter. A convenient time to change batteries is with the changing of your clocks in Spring and Fall.

- ◆ The smoke and carbon monoxide alarms appeared to be appropriately located in this building. The units were inspected for location only and were not operated using the test buttons.

DOORS [Inspected]**WINDOWS** [Inspected]

- ◆ A representative sample of windows were tested (not all windows were opened, closed, and latched). The sampled windows appear to be properly installed and in serviceable condition, however it is possible that windows that were not tested may require maintenance or repair.

NOTE: Failed seals (condensation) between the insulated glass units are very often difficult to identify and sometimes can only be seen when the sun is shining through and the windows are clean. We make every effort to identify failed seals, however we can make no guarantee that all windows with failed seals have been identified. Once you move in, you may notice additional failed seals that we were unable to identify at the time of inspection. If the possibility of additional failed seals is unacceptable after you take possession, we recommend you have all dual-pane glass units further evaluated by a licensed glass contractor.

-  ◆ The operation of primary bathroom window was difficult. We recommend that the tracks and any moving parts be lubricated, adjusted, repaired or replaced for smoother operation.

DOOR AND WINDOW SCREENS [Inspected]

- ◆ Some or all of the window screens have been removed. We observed several stored screens at the time of the inspection, however we did not inventory the screens to ensure that there is a screen for every window. If desired, we recommend referral with the seller, or counting the screens.

Inspection Pros**SECTION II: PROPERTY INFORMATION**

WALLS, CEILINGS, FLOORS [Inspected]

STEPS, STAIRS, BALCONIES, RAILINGS [Inspected]

ROOMS, CLOSETS, VAC, FAN [Inspected]

FIREPLACE, DAMPER [Inspected]

- ◆ The fireplace showed typical wear but appears to be in serviceable condition, and no action is indicated at this time. We recommend periodic inspection by a chimney specialist to ensure safe and proper function.
- ◆ The flue was inaccessible and should be inspected by a licensed chimney contractor prior to use.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Built-in Appliances: Range, Dishwasher, Disposal, Exhaust Fan Refrigerator(s)	Appliances Not Inspected: Refrigerator (not considered a built-in appliance)	
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Inspection Items

CABINETS, COUNTERTOP, APPLIANCE CONDITION [Inspected]

- ◆ NOTE: The kitchen appliances were all tested by activating one of the user control functions. We did not test every function or cycle on each appliance and cannot confirm that every function or cycle is operable. Testing all cycles or functions on appliances is outside the scope of a home inspection, but is recommended prior to the close of escrow.

FURTHER RECOMMENDATION: Obtain a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.

Refrigerators are not considered to be built-in appliances, and therefore they are not inspected and are not included as part of this report. If desired, we recommend referral with the appropriate specialist.

- ◆ The appliances were tested using normal operating controls and were found to be in generally serviceable condition.

SINKS, HOT WATER, PLUMBING [Inspected]**DISPOSAL, DISHWASHER, AIR GAP** [Inspected]

- ♦ The power cord was not secured where it enters the garbage disposal. The cord can be physically damaged, or the wires pulled out of the motor connections. We recommend it be properly clamped and secured as required.

**RANGES, OVENS, COOKTOPS, MICROWAVE** [Inspected]**EXHAUST** [Inspected]**12. Bathrooms**

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Inspection Items**FAUCETS, FIXTURES** [Inspected]**SINK, BATHTUB** [Inspected]

- ♦ A flexible drain assembly arm has been installed under the primary bathroom wash basin. This installation is prone to clogging and leakage, and although no particular deficiencies were noted, we recommend replacement with rigid piping to help prevent leakage and ensure proper function.



Inspection Pros**SECTION II: PROPERTY INFORMATION**

- ♦ A flexible drain assembly arm has been installed under the upper hall bathroom wash basin. This installation is prone to clogging and leakage, and although no particular deficiencies were noted, we recommend replacement with rigid piping to help prevent leakage and ensure proper function.

**FLOOR, WALL, CEILING, VENTILATION [Inspected]****TOILETS [Inspected]**

- ♦ The upper hall bathroom toilet was slightly loose at the floor. While no damage was evident, this can be conducive to water leakage and/or damage. We recommend that the toilet be tightened, or removed and reset upon a new wax ring if necessary. Any damaged flooring, subflooring and/or floor framing discovered in the course of this work should be repaired by a licensed contractor.

SHOWERS, GLASS ENCLOSURE [Inspected]**CABINETS, COUNTERTOP, MISCELLANEOUS [Inspected]****13. Laundry**

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Washer/Dryer Location: Laundry closet Lower level Hallway Laundry Tub: Not present	Dryer Hookup: 240 volt electric hookup	
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Inspection Items**HOOKUPS, FAN, FLOOR [Inspected]****WASHER, STANDPIPE [Inspected]**

- ♦ There was no drain pan installed under the washer. As a preventive measure, we recommend that a water containment pan with a drain be installed to prevent water damage in the event of a leak or overflow.

DRYER VENT, GAS VALVE [Inspected]

- ♦ The vent was partially crushed behind the dryer. This is restricting the air flow, and can cause a buildup of lint inside the duct. This should be considered a potential fire hazard, and we recommend that the damaged section be repaired or replaced as necessary.



- ◆ NOTE: Clogged dryer lint ducts can adversely affect the operation of the dryer and can be a potential fire hazard. We recommend they be periodically cleaned to ensure safe and efficient operation of the dryer.

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