



Received pages 1-57

Sign

DATE

Sign

DATE

Inspection Pros



**757 Santa Ray Avenue
Oakland CA 94610**

Client(s): Jim R. Turner and Marcus Turner

Inspection Date: 7/21/2025

Inspector: Brendt Mullan , ASHI #252508

Cover Page	1
Table of Contents	2
Key Findings Introduction.....	3
Action Items	4
Consideration Items	8
General Information	16
Notes.....	17
Structure.....	18
Exterior.....	22
Plumbing	27
Electrical.....	31
Heating and Cooling.....	40
Attic	44
Garage	46
Interiors	47
Kitchen	52
Bathrooms.....	54
Laundry	56

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: 1101664
 - Client's Last Name: Jim R. Turner and Marcus Turner
- 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

Structure

CRAWLSPACE, MOISTURE

- 1. We observed damaged or deteriorated wood members, and what appeared to be some type of infestation and/or wood-destroying organism activity in the crawl space below the front porch/stairs. We recommend review of a current pest control report for information and repair recommendations. If not available, we recommend a licensed pest control inspector be retained to inspect the property.
- 2. There was no access found to the subarea at the rear wall and left rear. We recommend that modifications be made, or an additional access hatch installed, and the entire subarea inspected at that time.

Exterior

DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS

- 3. Damage or deterioration was observed in some of the deck boards and/or framing members at the left rear deck and left side deck and stairs and/or railing. We recommend referral with a general contractor and/or to a current pest report for specific recommendations, and repair or replacement of all damaged material as necessary.

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- 4. We observed copper and galvanized steel water piping connected directly together in the subarea below the upper unit laundry area. This installation is not approved because of the electrolysis and corrosion caused by connecting the dissimilar metals. We recommend that approved dielectric unions (insulated couplings) be installed by a licensed plumber.

WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE

- 5. The upper unit water heater temperature/pressure relief valve discharge pipe material is not approved. We recommend replacement with either copper, galvanized steel or CPVC. Contact a licensed plumber or water heater specialist for more information and recommendations.

Electrical

SUB PANEL

- 6. We observed loose and unsecured wiring routed through the perimeter of the upper unit electrical subpanel. We recommend that this wiring be secured by installing approved connector clamps by a licensed electrician.
- 7. We observed several openings in the abandoned lower unit in-law closet electrical subpanel cover plate where "twistouts" have been removed and left open (no circuit breakers were installed). This is a potential safety issue, and we recommend that approved snap-in filler plates be installed.

WIRING

- 8. We observed an uncovered electrical junction box in the attic. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage.
- 9. We observed exposed and unprotected electrical wiring (NX - non metallic sheathed cable) in the utility room lower floor behind voids in the wall and in the stairwell. This installation is not approved as the wiring is subject to physical damage. We recommend referral with an electrician and all unprotected wiring be replaced with "BX" armored cable, "MC" metal clad or physically protected.

RECEPTACLES

- 10. The cover plates was missing from one of the receptacles in the upper unit kitchen sink cabinet and few of the receptacles in the lower unit right rear bedroom closet. We recommend they be replaced to ensure proper function and safety.

Action Items

Electrical

- 11. We observed a damaged receptacle in the upper unit dining room. A damaged plug may not function properly and should be considered a potential safety hazard. We recommend it be replaced by a licensed electrician.
- 12. One of the three prong electrical receptacles in the upper unit hallway were ungrounded. This is a common finding in older buildings, however we recommend that they be retrofitted back to their original two prong configuration, or ideally that they be properly grounded by a licensed electrician.
- 13. One of the receptacles in the upper unit front entry stair landing was not functioning at the time of the inspection. We recommend further review by a licensed electrician, and repair as necessary.

LIGHTS

- 14. The exterior light fixture at the front was loose. We recommend that the fixture be resecured or replaced to ensure a water tight seal, proper function and safety.

GFCI, AFCI

- 15. The GFCI receptacle at the rear failed to trip when overloaded, or when its test button was pressed. We recommend they be replaced by the appropriate contactor, and proper operation verified.
- 16. The GFCI receptacle in the lower unit kitchen tripped when its test button was pressed, however it remained live. This indicates improper wiring or a faulty device, and it should be considered a potential safety hazard. We recommend the receptacle be rewired or replaced by a licensed electrician.

Heating and Cooling

VENT, BLOWER, FAN, DISCONNECT

- 17. There was evidence of condensation leakage and corrosion at the lower unit in-law furnace vent connection. The condensate is considered to be corrosive and we recommend further evaluation and repair by a licensed HVAC contractor.

Attic

VENTILATION, EXHAUST FANS

- 18. There was no visible ventilation observed for the attic space. This deficiency can cause attic temperatures to rise, condensation and possible mold growth, and it also reduces the service life of the roofing material. We recommend referral with a licensed roofer or general contractor, and additional ventilation installed as recommended.

Garage

FIREWALL, FIRE DOOR, SLAB, SURFACES

- 19. We observed what appears to be some type of infestation and/or wood-destroying organism activity in the carpent framing, trim, support post and plywood siding. We recommend referral to a current pest control report for more information concerning this condition. If not available, we recommend a licensed pest control inspector be retained to inspect the property.

Interiors

SMOKE ALARMS - DETECTORS

- 20. Effective July 1, 2011 carbon monoxide detectors are required to be installed in *all* single family California dwelling units that have fossil fuel burning appliances, or have an attached garage. There were no carbon monoxide detectors observed in the lower unit and in-law at the time of the inspection. We recommend that carbon monoxide detectors be installed in all of the currently required locations (one per floor, in a common area).

DOORS

Action Items

Interiors

- 21. Damage or deterioration was observed in the exterior doors and/or door jamb/frame at the left rear and right rear. We recommend referral with a general contractor and/or to a current pest report, and the door be repaired if possible, or replaced if necessary.
- 22. The threshold was sloped inward and deteriorated at the right rear exterior door. We recommend referral with a general contractor and/or to a current pest report, and all damaged material repaired or replaced as necessary.
- 23. There was evidence of past moisture intrusion through the in-law primary bedroom and living room exterior doors. We recommend referral with a general contractor or door specialist, and door and/or threshold modified or resealed as recommended, and the interior surfaces repaired or refinished if necessary. We also recommend referral to a current pest report if available, and monitoring during rainy periods.

WINDOWS

- 24. Damage or deterioration was noted to several of the window frames, sills and/or trim. We recommend referral with a licensed general contractor and/or to a current pest report, and all damaged frames be repaired or replaced as necessary.

FIREPLACE, DAMPER

- 25. The in-law chimney flue was viewed from the firebox, and the visible areas had a buildup of soot and creosote. We recommend referral with the appropriate contractor, and the flue cleaned to ensure safe and proper function.

Kitchen

SINKS, HOT WATER, PLUMBING

- 26. There was leakage observed under the lower unit in-law kitchen sink at the time of the inspection. We recommend repair as necessary by a licensed plumber.

RANGES, OVENS, COOKTOPS, MICROWAVE

- 27. The upper unit left side oven was not operating at the time of the inspection. We recommend further inspection and repair as necessary by an appliance specialist.
- 28. The upper unit left front cooktop burner failed to ignite when tested, possibly because of a faulty electronic igniter or clogged gas jet. We recommend further review by an appliance technician and repair as necessary.

EXHAUST, COMPACTOR, PROCESSOR

- 29. The kitchen exhaust fan was not functioning properly at the time of the inspection. We recommend it be repaired or replaced as necessary.

Bathrooms

TOILETS

- 30. The upper unit hall bathroom toilet was 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 damage discovered in the course of this work should be repaired by the appropriate contractor.

Laundry

DRYER VENT, GAS VALVE

- 31. The lower unit in-law vent was partially crushed and damaged 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.

Action Items

Consideration Items

Notes

GENERAL NOTES - LIMITATIONS AND EXCLUSIONS

- 32. NOTE: The spa/sauna, related equipment and electrical wiring were not inspected. No representations or warranties are made as to the existing or possible future condition of the spa and its equipment.
- 33. NOTE: We were informed that the roof had been or is to be inspected by a separate roofing contractor, therefore the roof and related components were not inspected and are not included as a part of this inspection report. We recommend referral to this separate report for more information. No representations or warranties are provided as to the existing or possible future condition of the roof.

Structure

FOUNDATION, SEISMIC

- 34. Anchor bolts were observed in the foundation, however the type, size and/or spacing of the bolts does not meet current standards. No particular deficiencies were noted, however we recommend that upgrading be considered. If more information is desired, we recommend referral with a seismic specialist or general contractor.

CRAWLSPACE, MOISTURE

- 35. Miscellaneous scrap or stored wood, or "cellulose" debris was observed in the crawl space. This is conducive to infestation and damage from wood destroying organisms. As preventative maintenance, we recommend all cellulose debris be removed.
- 36. Embedded form wood was observed in the crawl space at the front wall. This is conducive to infestation and damage from wood destroying organisms. As preventative maintenance, we recommend that the form wood be removed or treated. We also recommend referral to a current pest report for more information.

SUBFLOOR, INSULATION, VENTILATION, SCREENS

- 37. There was no subfloor insulation installed in the rear crawl space. Upgrading should be considered for improved efficiency.
- 38. We observed fiberglass batts below the front porch in the crawl space that have fallen out of place. We recommend they be secured back in place or replaced for improved energy efficiency.
- 39. The subfloor insulation has been installed with the foil or plastic vapor barrier reversed (facing the soil, not the subfloor) in conflict with manufacturers' specifications. With dry soil, this condition is not likely to cause difficulties or loss of efficiency and action would be considered optional. However, if the soil under the house is moist or damp, we recommend that the insulation batts be re-installed with the vapor barrier against the subflooring.
- 40. Some of the crawl space ventilation openings had louvered vents installed. Louvered vents restrict air circulation more than screened vents, and are more likely to be clogged with weeds or debris. We recommend that replacement with screened vents be considered for improved air flow.

Exterior

SIDING

- 41. We observed small to moderate cracking in the stucco siding. We recommend that the cracks be repaired and refinished for a better appearance and to help prevent water entry and subsequent damage.

DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS

- 42. The ledger board (the board that secures the deck to the building) at the left side deck has been installed without metal flashing between the ledger and exterior wall. We recommend that metal flashing be installed if possible, or at a minimum, the fasteners caulked and sealed to help prevent water entry into the wall framing, and subsequent damage.
- 43. The railings at the rear were spaced more than 4 inches apart, possibly allowing a child to pass through or become trapped. This installation is no longer approved, and upgrading or installing barriers should be considered, particularly if small children will be present.

Consideration Items

Exterior

- 44. Handrails were not installed at all of the exterior stairs. We recommend that handrails be considered for maximum safety.
- 45. The stair handrails at the rear were not "grippable" by present standards. We recommend they be upgraded for maximum safety.
- 46. There were no railings installed around the perimeter of the porch/deck at the left side. This should be considered a potential falling hazard, and we recommend that railings or other barricades be installed for maximum safety.
- 47. The stairs at the left front are nonconforming by current standards. Upgrades or modifications should be considered for improved safety. We recommend referral with a licensed general contractor for more information and recommendations.
- 48. The wall at the rear of the front porch have shifted as a result of moisture and soil settlement and it's performance may be affected. We recommend further review by a qualified contractor/general contractor.

GRADING

- 49. The grading is sloped toward the structure at the front and at the right side. Negative grading promotes water accumulation around and/or under the building, as well as possible erosion. We recommend regrading to help ensure that water flows away from the structure.

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS

- 50. NOTE: Surface drains were observed in some areas in the walkways and/or patio. The condition or adequacy of the below ground drain lines is unknown due to concealment. We recommend monitoring during rainy periods, and clearing or repair if necessary. We also referral with the property owner for more information, if possible.
- 51. NOTE: The property was provided with underground drains at some or all of the downspouts. Visual inspection cannot confirm the condition or adequacy of the below ground drain pipes due to concealment. We recommend monitoring during heavy rains, and referral with the property owner if possible.
- 52. One of the downspouts was loose or has slipped out of place at its connection to the underground drain at the right rear. We recommend that it be reconnected, repaired or replaced as necessary to restore proper function, and to ensure that water is routed away from the structure.

FENCE, GATE, VEGETATION, ACCESSIBILITY, TRIP HAZARDS

- 53. One or more trip hazards were observed in the yard at the front. A trip hazard is defined as an offset or a protrusion exceeding one inch in height and/or a hole in the ground. We recommend repair for maximum safety.

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- 54. The water pressure, as measured at the exterior hose bibs, was above 80 psi (pounds per square inch), which is considered above the high end of normal. Excessive pressure can result in leakage at the fixtures and/or water supply lines. We recommend further review by a licensed plumber and a pressure reduction valve adjusted as recommended.
- 55. Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.
- 56. The water flow inside the building dropped noticeably when multiple plumbing fixtures were operated simultaneously. This is typically the result of a buildup of mineral deposits on the interior of water supply pipes. Although common in older buildings, it may affect the usability of the fixtures. The water flow will continue to be reduced as mineral deposits build up. Replacement of the galvanized piping should be considered and anticipated.

GAS SERVICE, GAS METER

Consideration Items

Plumbing

- ☒ 57. There was no gas valve shut off wrench observed near the gas meter. We recommend that a wrench be attached to, or stored near the meter so the gas can be shut off in the event of an emergency. An automatic seismic shut off valve should also be considered for maximum safety in the event of an earthquake.

WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE

- ☒ 58. There was a pan installed under the upper unit water heater to collect leaking water, however no drain has been installed to route the water to the exterior. The lack of a drain defeats the purpose of the pan and we recommend that a drain pipe be installed to prevent flooding in the event that the water heater leaks.
- ☒ 59. There was no drain or drip pan installed under the lower unit water heater to collect and divert any leaking water. We suggest that the installation of a pan be considered, particularly if the water heater is replaced.

Electrical

MAIN PANEL, SERVICE

- ☒ 60. The circuitry in the main electrical panels was not labeled. We recommend that each circuit be identified and labeled for added convenience and safety.

SUB PANEL

- ☒ 61. Note: The electrical subpanels are older, and they were not designed or intended to have an indefinite working lifespan. No particular deficiencies were noted, however older equipment should be considered potentially unreliable, and replacement of the breakers and/or the entire panels may be necessary, and should be anticipated. We recommend periodic inspection by a licensed electrician to ensure safe and proper function.
- ☒ 62. The circuit breakers are not completely and/or clearly labeled on the electrical subpanels. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

WIRING

- ☒ 63. Some knob and tube wiring is still in use in this building (ceramic knobs and tubes are used to pass wire through and along wood framing components, and act as an insulator). No particular deficiencies were noted, however because of its age, and the fact that these circuits are ungrounded, we recommend replacement of the knob and tube wiring as upgrades and maintenance projects are undertaken.
- ☒ 64. There appears to be knob & tube wiring buried under the attic insulation that is not visible. Since 1991 California Code allows ceilings containing knob and tube wiring to be insulated, provided certain conditions are met. These include the certification that the wiring is safe, and posting signs stating that there is knob and tube wiring under the insulation. No particular deficiencies were noted, however if more information or further evaluation is desired, we recommend referral with a licensed electrician.
- ☒ 65. We observed loose, unsecured and abandoned wiring in the lower unit upper left rear bedroom (and abandoned two pronged receptacle). The wiring is disconnected and not live, however we recommend it be removed in the course of ongoing maintenance.

RECEPTACLES

- ☒ 66. There were a minimum number of receptacles installed in portions of this building, and some of them are the ungrounded two prong type. Although this is typical in older buildings, we recommend that additional receptacles be considered, and that all of the receptacles be upgraded and grounded in the course of ongoing improvements.
- ☒ 67. We observed a receptacle in the in-law living room that was installed "face up" on the floor without a proper moisture and child resistant cover. We recommend that the appropriate cover be installed for improved safety.

LIGHTS

- ☒ 68. The bulb was missing from a light fixture in the upper unit right rear bedroom closet. We recommend the bulb be replaced and the proper operation of the fixture verified.

SWITCHES

Consideration Items

Electrical

- 69. Some of the switches at the exterior front and in the upper unit front entry appeared to be without an obvious function. We recommend referral with the owner, testing the switches at night or if necessary referral with an electrician.
- 70. The light switch at the front is not rated for exterior use. We recommend it be replaced with an approved exterior rated switch for maximum safety and to ensure a watertight seal.

GFCI, AFCI

- 71. GFCI (ground fault circuit interrupter) protection has been provided for all areas currently required, except for the lower unit in-law kitchen and laundry area. We recommend upgrading, and testing the devices on a monthly basis.
- 72. 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.

GENERAL INFO, DOORBELL, CEILING FAN, MISC.

- 73. Some of the doorbells were not functioning at the time of the inspection. We recommend repair or replacement as necessary to restore proper function and convenience.

Heating and Cooling

FORCED AIR HEATING, CLEARANCE

- 74. The furnace was functioning at the time of the inspection, however it did not appear to have been recently cleaned and serviced. We recommend an HVAC contractor be retained to further evaluate and service the furnace to ensure proper and efficient operation, and to maximize service life.
- 75. The upper unit furnace is older, and base on age and/or condition is near the end of its service life. Although it was functioning at the time of the inspection, replacement should be considered and anticipated.

GAS SUPPLY, THERMOSTAT

- 76. The gas supply piping for the furnace does not include a T-pipe extension to collect any condensation, corrosion or 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.
- 77. The lower unit upper floor thermostat cover was missing at the time of the inspection. We recommend repair or replacement as necessary.

VENT, BLOWER, FAN, DISCONNECT

- 78. The interlock switch, which prevents the operation of the lower unit furnace when the blower compartment panel is removed, was defective or has been taped in the "on" position. We recommend repair by a licensed HVAC contractor.
- 79. The lower unit furnace inducer fan motor and/or housing was unusually noisy when operated. We recommend adjustment, repair or replacement as necessary by a licensed HVAC contractor.

DUCTWORK, FILTERS, AIR FLOW, REGISTERS, PLENUM

- 80. The upper unit disposable furnace filter was dirty at the time of the inspection. We recommend replacement to ensure proper function and to maximize service life.

HEAT EXCHANGER, COMBUSTION CHAMBER, BURNERS, SCREENS

- 81. Although no particular deficiencies were observed, based on the age of the furnaces there is a higher probability of cracks developing in the heat exchangers (inside the combustion chambers). If desired, a definitive evaluation of the heat exchangers can be performed by a licensed HVAC contractor.

Interiors

DOORS

Consideration Items

Interiors

- ☒ 82. A few of the interior doors have been removed. If desired, we recommend they be replaced.
- ☒ 83. The glass panels in some of the older doors did not appear to have "tempered", or safety glass installed, as would now be required. Replacement with safety glass should be considered for maximum safety.
- ☒ 84. A few of the interior doors rubbed on the frames. We recommend adjustment or repair as necessary to restore proper operation.
- ☒ 85. The handle was missing from one of the lower unit right side bedroom doors. We recommend that it be replaced to restore proper function.
- ☒ 86. The lower unit dining room pocket door was difficult to operate. We recommend lubrication, adjustment or repair as necessary to restore proper function.
- ☒ 87. We observed missing glass in the lower unit dining room door. We recommend that all cracked and/or missing glass be replaced for a better appearance and for maximum safety.
- ☒ 88. The left side entry door was blemished or surface damaged. This is primarily a cosmetic consideration, however repair or replacement should be considered for a better appearance.

WINDOWS

- ☒ 89. There are a few operable windows that open near the floor, which should be considered a potential fall hazard to toddlers, small children or pets. We recommend caution if small children will be present, and also consider permanently securing the windows and/or installing "window stops" for improved safety.
- ☒ 90. The glazing putty was dried, cracked and/or missing at some of the windows. We recommend that all dried, cracked or missing putty be replaced to ensure a water tight seal, and for a better appearance.

WALLS, CEILINGS, FLOORS

- ☒ 91. The interior floors were sloped in some areas. This may be the result of past settlement and/or framing support modifications. There were no obvious deficiencies observed, however if this is a concern, a more detailed evaluation can be obtained from a licensed general contractor or engineer. Individual perception and sensitivity to floor sloping varies greatly, and measurement or evaluation of floor slope and/or settlement is beyond the scope of this inspection.
- ☒ 92. The wood flooring was blemished, faded, worn and/or scratched in some areas. These conditions are primarily cosmetic, however if this is a concern we recommend that they be refinished or replaced for a better appearance.
- ☒ 93. One or more of the kitchen floor tiles were chipped or cracked. This is primarily a cosmetic consideration and we only recommend replacement for a better appearance.
- ☒ 94. Cracks, blemishes and/or surface damage was observed in some of the walls and ceilings. These conditions appear to be primarily cosmetic in nature, however we recommend they be prepped, repaired and refinished for a better appearance.
- ☒ 95. There was a noticeable "squeaking" in the floors in the upper unit when walked on. No particular deficiencies were noted, and the squeaking does not affect functional use. If this is a concern, we recommend referral with a flooring specialist.
- ☒ 96. The vinyl flooring was blemished, worn, torn or damaged in the lower unit utility room and in-law primary bathroom. This is primarily a cosmetic consideration, however we recommend repair or replacement for a better appearance.
- ☒ 97. We observed holes or other physical damage to the walls in the utility room. We recommend repair and refinishing as necessary by the appropriate contractor.
- ☒ 98. The wood flooring was sun faded in the lower unit right rear bedroom. This is primarily a cosmetic consideration, however if this is a concern we recommend refinishing or replacement for a better appearance.

STEPS, STAIRS, BALCONIES, RAILINGS

Consideration Items

Interiors

- ☒ 99. Note: The lower unit stair handrail ends do not return to the walls, as is now required. This should be considered a potential safety concern as purse straps, long sleeves, etc can get caught on the ends of the handrails. We recommend that upgrading be considered for maximum safety.
- ☒ 100. The lower unit lower unit stairs are nonconforming by current standards. Ideally, modifications should be made to comply with current building standards, however this may not be practical. If more information is desired, we recommend referral with a general contractor or the local Building Department.

FIREPLACE, DAMPER

- ☒ 101. The interior of the chimney flues was examined only from the fireplaces, which allowed only limited access and visibility. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the entire chimney flues from top to bottom.
- ☒ 102. The upper unit living room fireplace was inaccessible due to furniture or personal storage and was not inspected. We recommend review by a qualified chimney specialist.
- ☒ 103. Hairline to small cracks were observed in the prefabricated panels at the rear, floor and/or side walls of the lower unit living room and in-law fireboxes. The panels appear to still be serviceable, however they should be monitored for further damage and eventual replacement should be anticipated.
- ☒ 104. The upper portions of the chimney(s) were not inspected because the top of the chimney(s) were too high above the roof surface. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the chimney(s).

Kitchen

CABINETS, COUNTERTOP, APPLIANCE CONDITION

- ☒ 105. The upper unit kitchen countertop was blemished, worn or surface damaged in some areas. This is primarily a cosmetic consideration, and no action indicated except for a better appearance.

SINKS, HOT WATER, PLUMBING

- ☒ 106. The in-law kitchen sink was unusually slow draining. We recommend it be cleared, or snaked if necessary to restore proper drainage.

DISHWASHER, AIR GAP, DISPOSAL

- ☒ 107. The dishwasher cord and receptacle were inaccessible. Present standards require that dishwashers have a means of disconnecting within sight of the unit. Upgrading should be performed in the course of ongoing improvements or remodeling.
- ☒ 108. The dishwasher drain line lacks an air-gap, which is required by present standards to help prevent discharged water from flowing back into the dishwasher should there be a blockage in the drain line. We recommend an approved dishwasher discharge air-gap device be installed.

RANGES, OVENS, COOKTOPS, MICROWAVE

- ☒ 109. The upper unit gas range is old, and may not be equipped with all the safety features found in modern appliances (thermocouple devices, anti-tip hardware, etc.). Replacement with a modern range should be considered, however if use of this appliance is desired, we recommend periodic inspection and service by the appropriate specialist.
- ☒ 110. One of the upper unit oven or cooktop control knobs were damaged. We recommend they be replaced to allow full use of the appliance.
- ☒ 111. There was no anti-tip hardware installed for this range. This is a safety feature that prevents the oven from tipping if a child climbs on the open oven door. Although this feature may not have been available when the unit was manufactured or installed, we recommend the hardware be retrofitted for maximum safety.

EXHAUST, COMPACTOR, PROCESSOR

Consideration Items

Kitchen

- 112. The lower unit kitchen exhaust fan is a recirculating type that is not routed to the exterior. No particular deficiencies were noted, however if more information is desired on modifying the vent to route it to the exterior, we recommend referral with a general contractor.
- 113. There is no exhaust fan installed in the lower unit in-law kitchen. If this is a concern, we recommend referral with a general contractor for more information and recommendations.

Bathrooms

SINK, BATHTUB

- 114. We observed missing drain stops at the upper unit bathroom wash basin and tub and in-law unit tub. We recommend they be replaced to restore proper function.
- 115. There was a noticeable gap between the tub spout and the shower walls in the upper unit hall bathroom. We recommend modification, or the gap caulked or sealed to help prevent water entry behind the shower walls.
- 116. The wash basin drain stop in the in-law bathroom was not functioning properly. We recommend adjustment or repair as necessary.
- 117. The bathtub drain stop was not functioning properly in the in-law bathroom. We recommend adjustment or repair as necessary to restore proper function.
- 118. The tub drain in the in-law bathroom was unusually slow. We recommend the trap be cleared or snaked as necessary.
- 119. The surface of the in-law primary bathroom tub was blemished, scratched or marred. This condition is primarily cosmetic, and no action is indicated except for a better appearance.
- 120. The wash basin in the in-law primary bathroom was unusually slow draining. We recommend adjustment of the stopper and/or snaking as necessary.

FAUCETS, FIXTURES

- 121. The upper unit hall shower head is spraying or leaking at the pipe threads. We recommend adjustment or repair as necessary to ensure proper function and to prevent water damage.
- 122. There was no water flow at the lower unit Jack 'n Jill bathroom sink at the time of this inspection. We do not test shutoff valves (angle stops) as this may cause the valves to leak. We recommend further review by a licensed plumber or ask the seller to comment.

FLOOR, WALL, CEILING, VENTILATION

- 123. There was no exhaust fan installed in the upper unit hall bathroom. No particular deficiencies were noted, however upgrading should be considered in the course of ongoing improvements.
- 124. The ventilation fan cover is missing in the in-law bathroom. We recommend replacement for a better appearance.
- 125. The flooring at the base of the in-law primary shower/tub was poorly sealed. We recommend that the floor be recaulked to help prevent moisture penetration and subsequent damage.
- 126. The vinyl flooring was discolored at the in-law primary bathroom toilet and tub. This is usually the result of moisture penetration under the vinyl. No damage or active leakage was evident, and this is primarily a cosmetic consideration. We only recommend that new finished flooring be installed for a better appearance.

TOILETS

- 127. Note: Few of the bathroom toilets were not labeled to indicate that they are low flow, or the labels were not readable in the upper unit and lower unit upper hall bathroom. Some jurisdictions require that older, less efficient toilets be replaced with approved 1.28 GPF toilets at the time of the sale, or within a certain number of days. We recommend checking with local building department or the appropriate authority to determine if current requirements apply.

SHOWERS, GLASS ENCLOSURE

Consideration Items

Bathrooms

- 128. The in-law primary bathroom shower wall material does not extend all the way to the top of the enclosure, creating the opportunity for moisture penetration. We recommend that the shower walls be kept well sealed, and upgraded with waterproof material above the shower head in the near future.

CABINETS, COUNTERTOP, MISCELLANEOUS

- 129. The silver backing on the in-law bathroom mirror was faded, worn or discolored in some areas. This is a cosmetic consideration and no action is indicated except for a better appearance.

Laundry

WASHER, STANDPIPE

- 130. The standpipe (drain pipe) for the upper unit washer is smaller than the currently required two inch diameter. Most washing machines will not have a problem, however some newer model machines may discharge a greater volume of water than the standpipe reservoir can handle. This can cause the water to back-up and overflow the standpipe. We recommend monitoring, upgrading if necessary.
- 131. Note: There was no drain pan installed for the washers. As a preventive measure, we recommend that an overflow pan be installed, and ideally routed to the exterior to prevent water damage in the event of a leak or overflow.

DRYER VENT, GAS VALVE

- 132. The upper unit dryer vent is routed vertically through the roof, or is installed high on the wall. This installation is more likely to cause lint clogging inside the duct. If practical, we recommend the duct be reconfigured, however if this is not an option, we recommend that the vent be regularly cleaned to ensure proper function and safety.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To Inspection Pros

Date: 7/21/2025	Time: 01:00:00 PM	Report ID: 1101664
Property: 757 Santa Ray Avenue, Oakland, CA 94610		Prepared By: Brendt Mullan

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 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.

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: Occupied with an average amount of interior furnishings, Vacant	Listed Age of Structure: Approximately 107 years	Style of Home: Duplex, In-law
Weather: Cloudy, Dry however there was recent rainfall	Temperature: 55 - 65 degrees	Viewed From: Street
Attendees: Client's Agent, Tenant		

1. Notes

Inspection Items

GENERAL NOTES - LIMITATIONS AND EXCLUSIONS

- ◆ 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: Inspection of the irrigation (sprinklers) system is beyond the scope of a building inspection. We recommend you ask the seller to comment on the installed irrigation system.
- ◆ 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: It is common to find expansive soil in many parts of the Bay Area. Changing moisture content in the soil can cause settlement or movement of the house support system, which in turn, can produce cracking in the interior and exterior finished surfaces, sticking doors and windows, and even sloping and sagging floors. Providing good ventilation under the building, a proper grade slope around the house, and maintaining any drainage collection systems will minimize this movement. If more information is desired, we recommend referral with a drainage specialist.
- ◆ NOTE: While our inspection is as thorough as possible, it is not technically exhaustive, and it is possible that a licensed contractor may find conditions that are not listed in this report. We recommend anticipation that some additional findings may be found that are in need of maintenance, repair or upgrading.
- ◆ NOTE: While we make an effort to identify reportable conditions, we are unable to predict the future conditions or performance. Conditions can change quickly, for this reason, we recommend that funds be budgeted yearly for maintenance and repairs.
- ◆ NOTE: Environmental issues include but are not limited to radon, asbestos, mold, lead-based paint, lead contamination, toxic waste, formaldehyde, 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.
- ◆ NOTE: Any buildings that were completed prior to 1979 have the potential of containing asbestos and/or lead. The Environmental Protection Agency (EPA) has determined that asbestos and lead are potential health hazards. It is beyond the scope of a home inspection to do any evaluating or testing for these materials. If desired, more information is available from an industrial hygienist and/or asbestos abatement contractor.
- ◆ NOTE: Any free standing structures such as patio covers, arbors, trellises or pergolas are considered accessory structures, and are excluded from this report. If desired, they should be inspected by the appropriate professional.

- ◆ NOTE: Portions of this building appear to have been remodeled, altered and/or added. We recommend referral with the owners for more information, and to determine if any required permits were obtained and finalized. Establishing whether there has been compliance with local regulations or established building codes is not within the scope of this inspection.
- ◆ NOTE: The spa/sauna, related equipment and electrical wiring were not inspected. No representations or warranties are made as to the existing or possible future condition of the spa and its equipment.
- ◆ NOTE: We were informed that the roof had been or is to be inspected by a separate roofing contractor, therefore the roof and related components were not inspected and are not included as a part of this inspection report. We recommend referral to this separate report for more information. No representations or warranties are provided as to the existing or possible future condition of the roof.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation type - Wall Construction: Concrete slab on grade Raised perimeter WALL CONSTRUCTION ===== Wood frame	Post Type: Wood	Floor System: Wood joists
Crawlspace Access - Inspection: Exterior Lower floor		

Inspection Items

FOUNDATION, SEISMIC [Inspected]

- ◆ The foundation and related components were in generally serviceable condition, however the foundation showed typical wear as well as some minor cracks and/or surface spalling. No significant damage, settlement or other deficiencies were noted at this time. We recommend attention to grading and drainage, and periodic monitoring.



- ◆ The original foundation for this property has been removed and replaced. It appeared to be properly installed and in serviceable condition. If more information is desired, we recommend referral with the seller, the foundation contractor and/or the permit history.
- ◆ Foundation anchor bolts are fasteners that connect the wood framing to the concrete foundation, and limit the ability of the framing to move independently of the foundation in the event of seismic activity. Anchor bolts are in place as would be typical for the age of the structure, and appear to be in serviceable condition.



- ◆ Plywood bracing or "shear" panels were observed, and are beneficial to help prevent lateral movement or "racking" during an earthquake. They appear to be in generally serviceable condition, however they are nailed from the exterior, and the nail pattern, size and frequency was not visible.



- ◆ NOTE: There was a white, powdery material observed on portions of the concrete foundation and/or piers. This is known as efflorescence, and it occurs as a result of moisture being absorbed into the foundation, and then evaporating out of it. This condition can cause surface deterioration, or "spalling" of the surfaces, however it is generally a cosmetic consideration. Efflorescence typically occurs when excessive water collects at the foundation, and we recommend attention to grading and drainage to help eliminate the efflorescence and to maximize service life.
- ◆ Plywood bracing or "shear" panels have been installed on portions of the exposed cripple studs in the crawl space (nailed along the mudsill, top plate and cripple stud framing between the foundation and the finished floor) and appear to be in generally serviceable condition. Shear panels are critical to help the structure resist lateral movement or "racking".
- ☒ ◆ Anchor bolts were observed in the foundation, however the type, size and/or spacing of the bolts does not meet current standards. No particular deficiencies were noted, however we recommend that upgrading be considered. If more information is desired, we recommend referral with a seismic specialist or general contractor.

CRAWLSPACE, MOISTURE [Inspected]

- ◆ The soil was dry at the time of inspection, and there were no adverse conditions observed related to excessive moisture. The property owner should be consulted regarding the history of drainage on the site including the

nature, extent and frequency of water that may collect during adverse weather. The crawl space should be monitored during the rainy season, and if excessive moisture develops, drainage upgrades should be undertaken.

- ♦ We observed damaged or deteriorated wood members, and what appeared to be some type of infestation and/or wood-destroying organism activity in the crawl space below the front porch/stairs. We recommend review of a current pest control report for information and repair recommendations. If not available, we recommend a licensed pest control inspector be retained to inspect the property.



- ♦ There was no access found to the subarea at the rear wall and left rear. We recommend that modifications be made, or an additional access hatch installed, and the entire subarea inspected at that time.
- ♦ Miscellaneous scrap or stored wood, or "cellulose" debris was observed in the crawl space. This is conducive to infestation and damage from wood destroying organisms. As preventative maintenance, we recommend all cellulose debris be removed.
- ♦ Embedded form wood was observed in the crawl space at the front wall. This is conducive to infestation and damage from wood destroying organisms. As preventative maintenance, we recommend that the form wood be removed or treated. We also recommend referral to a current pest report for more information.



SUBFLOOR, INSULATION, VENTILATION, SCREENS [Inspected]

- ♦ The ventilation for the crawl space may not meet current standards, however it is typical for the age of the structure, and appears to be in serviceable condition. Upgrading would be considered optional.
- ♦ There was no subfloor insulation installed in the rear crawl space. Upgrading should be considered for improved efficiency.

- ◆ There was subfloor insulation installed in the crawl space below the front entry stairs. The insulation was not pulled back to inspect the subflooring, framing, plumbing, electrical, etc., and we cannot comment on these inaccessible areas.
- ☒ ◆ We observed fiberglass batts below the front porch in the crawl space that have fallen out of place. We recommend they be secured back in place or replaced for improved energy efficiency.
- ☒ ◆ The subfloor insulation has been installed with the foil or plastic vapor barrier reversed (facing the soil, not the subfloor) in conflict with manufacturers' specifications. With dry soil, this condition is not likely to cause difficulties or loss of efficiency and action would be considered optional. However, if the soil under the house is moist or damp, we recommend that the insulation batts be re-installed with the vapor barrier against the subflooring.



- ☒ ◆ Some of the crawl space ventilation openings had louvered vents installed. Louvered vents restrict air circulation more than screened vents, and are more likely to be clogged with weeds or debris. We recommend that replacement with screened vents be considered for improved air flow.

**JOISTS, PIERS, POSTS, BEAMS, MUDSILL [Inspected]****PIPES, DRAINS, BASEMENT [Inspected]**

- ◆ The basement walls (front sections of the in-law) are concealed by finished surfaces and could not be inspected. No outward indications of problems were noted, but reportable conditions could be concealed. Further investigation is optional and would require destructive testing.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Exterior Siding: Stucco T1-11 plywood	Driveway - Walkways and Patio: Concrete Pavers Stone Gravel Stepping Stones	Grading and Drainage: Negative Grade: Slopes towards building in some areas Building pad: flat Some downspouts routed into underground drains
--	---	---

Inspection Items

SIDING [Inspected]

- ◆ NOTE: The siding and exterior surfaces show typical wear. We recommend that the surfaces be caulked, primed and painted as necessary. As preventive maintenance, we recommend that all doors, windows, and plumbing and electrical entry points be caulked to help prevent heat loss, cold air infiltration, and moisture entry.
- ◆ The stucco siding is in generally serviceable condition, however there were some typical hairline cracks noted. The cracks can be sealed and painted in the course of routine maintenance.
- ◆ NOTE: The stucco has been installed without horizontal control joints between the first and second floors. This is typical construction in older buildings, however there is a greater chance of cracking without control joints. No particular deficiencies were noted and no action is indicated.
- ☒ ◆ We observed small to moderate cracking in the stucco siding. We recommend that the cracks be repaired and refinished for a better appearance and to help prevent water entry and subsequent damage.

TRIM, EAVES, RAFTER TAILS, SOFFITS AND FASCIAS [Inspected]

- ◆ The eaves, fascia, rafter tails and/or soffits were in generally serviceable condition, however due to their height, they were only observed from a distance. We recommend referral to a current pest report possible additional information, and periodic inspection for evidence of water stains and/or damage.

DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS [Inspected]

- ☒ ◆ Damage or deterioration was observed in some of the deck boards and/or framing members at the left rear deck and left side deck and stairs and/or railing. We recommend referral with a general contractor and/or to a current pest report for specific recommendations, and repair or replacement of all damaged material as necessary.



- ☒ ◆ The ledger board (the board that secures the deck to the building) at the left side deck has been installed without metal flashing between the ledger and exterior wall. We recommend that metal flashing be installed if possible, or at

a minimum, the fasteners caulked and sealed to help prevent water entry into the wall framing, and subsequent damage.

- ☒ ◆ The railings at the rear were spaced more than 4 inches apart, possibly allowing a child to pass through or become trapped. This installation is no longer approved, and upgrading or installing barriers should be considered, particularly if small children will be present.



- ☒ ◆ Handrails were not installed at all of the exterior stairs. We recommend that handrails be considered for maximum safety.

- ☒ ◆ The stair handrails at the rear were not "grippable" by present standards. We recommend they be upgraded for maximum safety.



- ☒ ◆ There were no railings installed around the perimeter of the porch/deck at the left side. This should be considered a potential falling hazard, and we recommend that railings or other barricades be installed for maximum safety.



- ☒ ◆ The stairs at the left front are nonconforming by current standards. Upgrades or modifications should be considered for improved safety. We recommend referral with a licensed general contractor for more information and recommendations.



- ☒ ◆ The wall at the rear of the front porch have shifted as a result of moisture and soil settlement and it's performance may be affected. We recommend further review by a qualified contractor/general contractor.

**DRIVEWAYS, WALKWAYS, RETAINING WALLS [Inspected]**

- ◆ Hairline to small cracks were observed in the driveway, walkways and/or patio. These are of a cosmetic nature only. No action is indicated, except for a better appearance.

PATIO, PATIO COVER [Inspected]**GRADING [Inspected]**

- ◆ The grading is sloped toward the structure at the front and at the right side. Negative grading promotes water accumulation around and/or under the building, as well as possible erosion. We recommend regrading to help ensure that water flows away from the structure.

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS [Inspected]

- ◆ Note: There is an underground drainage system installed for this property. It was not water-tested during the inspection, and we make no representations as to its condition or effectiveness. We recommend referral with the seller if possible, and monitoring during rainy periods. If desired, further evaluation is available from a drainage specialist.
- ◆ NOTE: Surface drains were observed in some areas in the walkways and/or patio. The condition or adequacy of the below ground drain lines is unknown due to concealment. We recommend monitoring during rainy periods, and clearing or repair if necessary. We also recommend referral with the property owner for more information, if possible.
- ◆ NOTE: The property was provided with underground drains at some or all of the downspouts. Visual inspection cannot confirm the condition or adequacy of the below ground drain pipes due to concealment. We recommend monitoring during heavy rains, and referral with the property owner if possible.
- ◆ One of the downspouts was loose or has slipped out of place at its connection to the underground drain at the right rear. We recommend that it be reconnected, repaired or replaced as necessary to restore proper function, and to ensure that water is routed away from the structure.

**FENCE, GATE, VEGETATION, ACCESSIBILITY, TRIP HAZARDS [Inspected]**

- ◆ NOTE: Vines, ivy or other vegetation in contact with, or growing too near the structure can promote moisture accumulation, deterioration and/or infestation, and will make maintenance and painting more difficult. We recommend the vegetation be trimmed back at least 6 inches from the building.
- ◆ The fences were not inspected and are not included in this report. If desired, we recommend referral with a fence specialist or general contractor for more information.
- ◆ One or more trip hazards were observed in the yard at the front. A trip hazard is defined as an offset or a protrusion exceeding one inch in height and/or a hole in the ground. We recommend repair for maximum safety.

EXTERIOR PLUMBING - MAIN WATER SHUT OFF, IRRIGATION, VISIBLE PIPING [Inspected]

- ◆ NOTE: The main water shut off valve was not operated because it is common for leakage to occur after turning a handle that has not been operated for an extended period of time. We cannot guarantee that the valve is not frozen or will not begin to leak after it has been operated.

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 gas valve location: Front Located within cluster of unmarked meters	Main water valve location: Front	Potable water source: Public
Main water supply material: Not visible	House water supply material: Combination of copper and galvanized steel	Waste drain material: Cast iron Galvanized ABS Plastic

Water Heater - Date of Manufacture: 2 units Estimated 2014	Water heater power source - Capacity: Natural gas - 40 gallons Natural gas - 50 gallons	Water Heater location: Laundry room Utility room
---	---	--

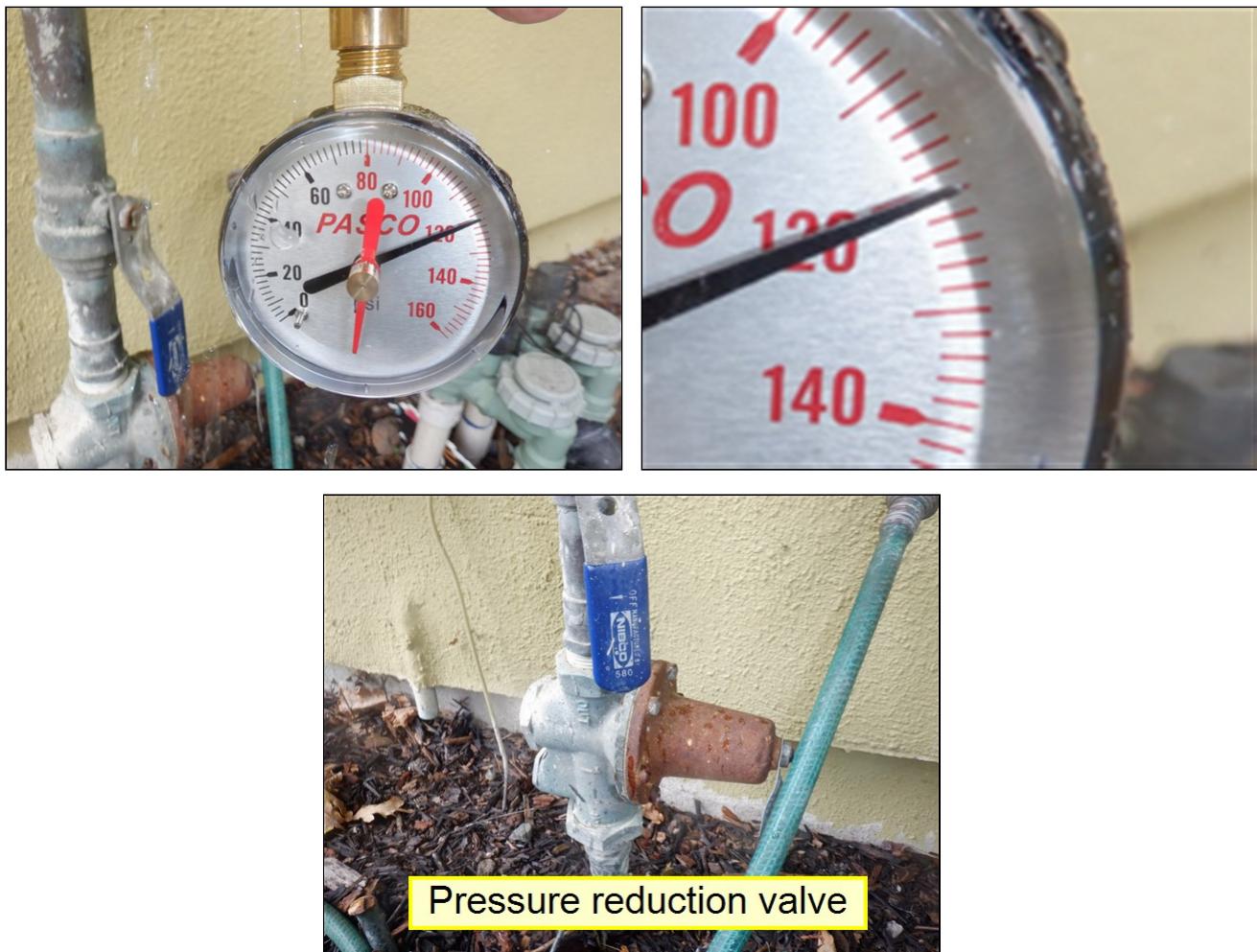
Inspection Items**SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES [Inspected]**

◆ 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.

- ◆ We observed copper and galvanized steel water piping connected directly together in the subarea below the upper unit laundry area. This installation is not approved because of the electrolysis and corrosion caused by connecting the dissimilar metals. We recommend that approved dielectric unions (insulated couplings) be installed by a licensed plumber.



- ◆ The water pressure, as measured at the exterior hose bibs, was above 80 psi (pounds per square inch), which is considered above the high end of normal. Excessive pressure can result in leakage at the fixtures and/or water supply lines. We recommend further review by a licensed plumber and a pressure reduction valve adjusted as recommended.



- ☒ ◆ Backflow prevention devices are now required on exterior hose bibbs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Consider upgrading the hose bibbs by installing backflow devices.
- ☒ ◆ The water flow inside the building dropped noticeably when multiple plumbing fixtures were operated simultaneously. This is typically the result of a buildup of mineral deposits on the interior of water supply pipes. Although common in older buildings, it may affect the usability of the fixtures. The water flow will continue to be reduced as mineral deposits build up. Replacement of the galvanized piping should be considered and anticipated.

GAS SERVICE, GAS METER [Inspected]

- ◆ NOTE: The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. To shut off the gas to the entire building, use a wrench (gas shut off wrenches are available at any hardware store), rotate the shut-off valve one-quarter turn in either direction until it is perpendicular to the supply pipe.



- ♦ There was no gas valve shut off wrench observed near the gas meter. We recommend that a wrench be attached to, or stored near the meter so the gas can be shut off in the event of an emergency. An automatic seismic shut off valve should also be considered for maximum safety in the event of an earthquake.

DRAIN, WASTE, VENT [Inspected]**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.
- ♦ The upper unit water heater temperature/pressure relief valve discharge pipe material is not approved. We recommend replacement with either copper, galvanized steel or CPVC. Contact a licensed plumber or water heater specialist for more information and recommendations.



- ♦ There was a pan installed under the upper unit water heater to collect leaking water, however no drain has been installed to route the water to the exterior. The lack of a drain defeats the purpose of the pan and we recommend that a drain pipe be installed to prevent flooding in the event that the water heater leaks.
- ♦ There was no drain or drip pan installed under the lower unit water heater to collect and divert any leaking water. We suggest that the installation of a pan be considered, particularly if the water heater is replaced.

SEISMIC BRACING [Inspected]

- ◆ The water heater was strapped or braced in the lower and upper third of the tank, however the straps do not encircle the tank before attaching to the wall. Although this is technically incorrect, it is our opinion that the bracing is adequate and secure. Modification to encircle the tank should be considered, however it could be performed as part of ongoing improvements.

VENTING, DRAFT HOOD [Inspected]

GAS SUPPLY, COMBUSTION AIR [Inspected]

ELEVATION, LOCATION, ACCESS [Inspected]

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 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

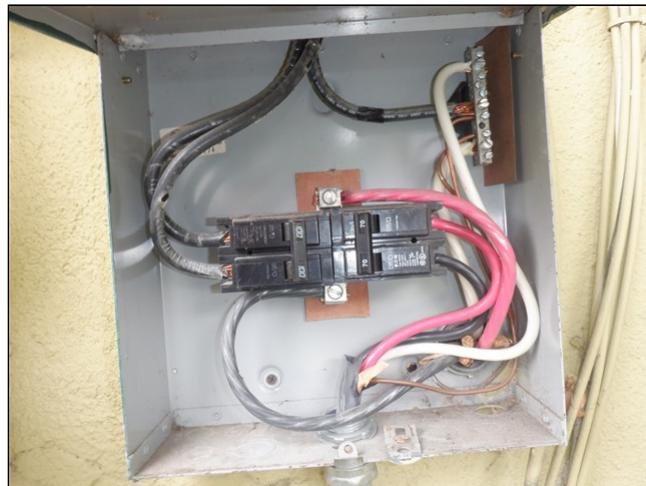
Service Capacity - ID: 60 amps per unit 100 amps per unit Capacity determined by main disconnect size	Main service panel location: Front	Service type - Wire material - Voltage: Overhead 120/240 volts (3 cables)
Circuit Protection Type: Circuit breakers	Subpanel location(s): Hallway Utility room	Wiring type: Nonmetallic Sheathed Cable (Romex) Flexible Metal or Plastic Conduit (BX - Flex) Rigid Metal Conduit (Rigid) Knob and tube wiring (K&T)

Inspection Items

INCOMING SERVICE, MAST, METER [Inspected]

MAIN PANEL, SERVICE [Inspected]

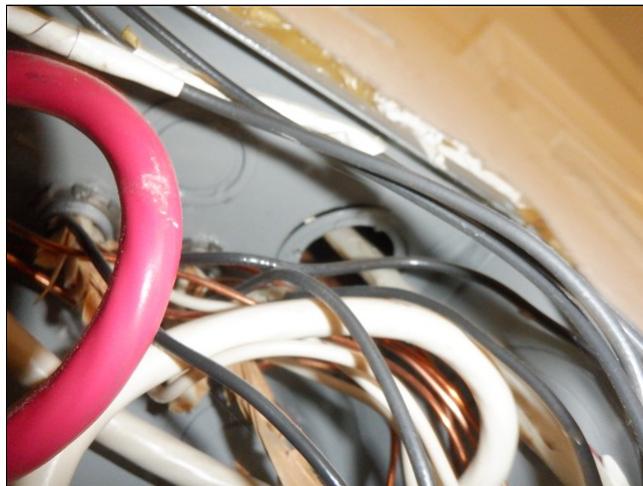
- ◆ The circuitry in the main electrical panels was not labeled. We recommend that each circuit be identified and labeled for added convenience and safety.

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

- ◆ Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect device.

SUB PANEL [Inspected]

- ◆ We observed loose and unsecured wiring routed through the perimeter of the upper unit electrical subpanel. We recommend that this wiring be secured by installing approved connector clamps by a licensed electrician.



- ♦ We observed several openings in the abandoned lower unit in-law closet electrical subpanel cover plate where "twistouts" have been removed and left open (no circuit breakers were installed). This is a potential safety issue, and we recommend that approved snap-in filler plates be installed.



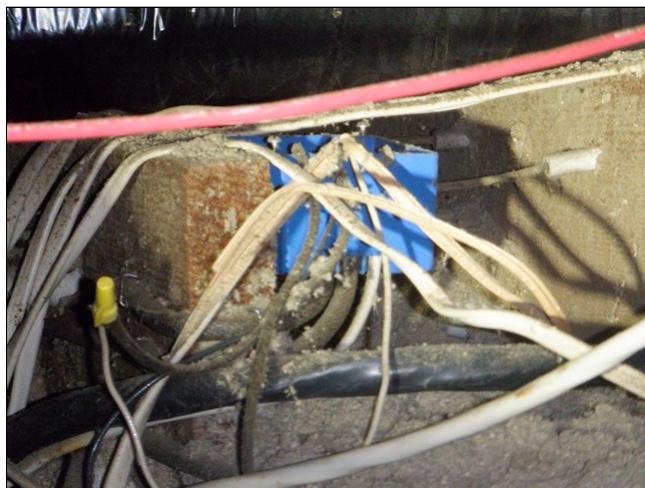
- ♦ Note: The electrical subpanels are older, and they were not designed or intended to have an indefinite working lifespan. No particular deficiencies were noted, however older equipment should be considered potentially unreliable, and replacement of the breakers and/or the entire panels may be necessary, and should be anticipated. We recommend periodic inspection by a licensed electrician to ensure safe and proper function.



- ♦ The circuit breakers are not completely and/or clearly labeled on the electrical subpanels. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to operate it properly when and if necessary.

CONDUCTOR MATERIAL [Inspected]**WIRING [Inspected]**

- ♦ We observed an uncovered electrical junction box in the attic. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage.



- ♦ We observed exposed and unprotected electrical wiring (NX - non metallic sheathed cable) in the utility room lower floor behind voids in the wall and in the stairwell. This installation is not approved as the wiring is subject to physical damage. We recommend referral with an electrician and all unprotected wiring be replaced with "BX" armored cable, "MC" metal clad or physically protected.



- ♦ Some knob and tube wiring is still in use in this building (ceramic knobs and tubes are used to pass wire through and along wood framing components, and act as an insulator). No particular deficiencies were noted, however because of it's age, and the fact that these circuits are ungrounded, we recommend replacement of the knob and tube wiring as upgrades and maintenance projects are undertaken.
- ♦ There appears to be knob & tube wiring buried under the attic insulation that is not visible. Since 1991 California Code allows ceilings containing knob and tube wiring to be insulated, provided certain conditions are met. These include the certification that the wiring is safe, and posting signs stating that there is knob and tube wiring under the insulation. No particular deficiencies were noted, however if more information or further evaluation is desired, we recommend referral with a licensed electrician.



- ☒ ◆ We observed loose, unsecured and abandoned wiring in the lower unit upper left rear bedroom (and abandoned two pronged receptacle). The wiring is disconnected and not live, however we recommend it be removed in the course of ongoing maintenance.



RECEPTACLES [Inspected]

- ☒ ◆ The cover plates was missing from one of the receptacles in the upper unit kitchen sink cabinet and few of the receptacles in the lower unit right rear bedroom closet. We recommend they be replaced to ensure proper function and safety.



- ♦ We observed a damaged receptacle in the upper unit dining room. A damaged plug may not function properly and should be considered a potential safety hazard. We recommend it be replaced by a licensed electrician.



- ♦ One of the three prong electrical receptacles in the upper unit hallway were ungrounded. This is a common finding in older buildings, however we recommend that they be retrofitted back to their original two prong configuration, or ideally that they be properly grounded by a licensed electrician.

- ♦ One of the receptacles in the upper unit front entry stair landing was not functioning at the time of the inspection. We recommend further review by a licensed electrician, and repair as necessary.
- ♦ There were a minimum number of receptacles installed in portions of this building, and some of them are the ungrounded two prong type. Although this is typical in older buildings, we recommend that additional receptacles be considered, and that all of the receptacles be upgraded and grounded in the course of ongoing improvements.
- ♦ We observed a receptacle in the in-law living room that was installed "face up" on the floor without a proper moisture and child resistant cover. We recommend that the appropriate cover be installed for improved safety.

LIGHTS [Inspected]

- ♦ NOTE: One or more of the exterior light fixtures are controlled by sensors. The sensors typically work by motion and/or by photo cells that come on at dusk. Testing of these devices is difficult during the daytime, and is beyond the scope of this inspection. We recommend testing them for proper function at night.
- ♦ The exterior light fixture at the front was loose. We recommend that the fixture be resecured or replaced to ensure a water tight seal, proper function and safety.



- ♦ The bulb was missing from a light fixture in the upper unit right rear bedroom closet. We recommend the bulb be replaced and the proper operation of the fixture verified.

SWITCHES [Inspected]

- ♦ Some of the switches at the exterior front and in the upper unit front entry appeared to be without an obvious function. We recommend referral with the owner, testing the switches at night or if necessary referral with an electrician.
- ♦ The light switch at the front is not rated for exterior use. We recommend it be replaced with an approved exterior rated switch for maximum safety and to ensure a watertight seal.

**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 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.
- ◆ NOTE: A number of the three prong electrical receptacles in the house were ungrounded. Some of the devices were replaced with GFCI's which are an approved replacement for ungrounded three prong receptacles. The ungrounded GFCI devices should be labeled as being ungrounded to avoid confusion and to comply with current standards. We recommend that the ungrounded receptacles be retrofitted back to their original two prong configuration, properly labeled as ungrounded GFCI's, or be properly grounded 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.
- ☒ ◆ The GFCI receptacle at the rear failed to trip when overloaded, or when its test button was pressed. We recommend they be replaced by the appropriate contactor, and proper operation verified.



- ♦ The GFCI receptacle in the lower unit kitchen tripped when its test button was pressed, however it remained live. This indicates improper wiring or a faulty device, and it should be considered a potential safety hazard. We recommend the receptacle be rewired or replaced by a licensed electrician.



- ♦ GFCI (ground fault circuit interrupter) protection has been provided for all areas currently required, except for the lower unit in-law kitchen and laundry area. We recommend upgrading, and testing the devices on a monthly basis.
- ♦ 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.

GROUNDING BONDING [Inspected]

- ♦ The electrical system and the metal non current-carrying service equipment appeared to be properly grounded.
- ♦ NOTE: Bonding refers to the permanent joining together of components for maintaining electrical continuity, typically to assure continuity to electrical ground.
- ♦ The above ground metal piping was bonded and connected to the grounding system as per present standards.

GENERAL INFO, DOORBELL, CEILING FAN, MISC.

- ♦ Some of the doorbells were not functioning at the time of the inspection. We recommend repair or replacement as necessary to restore proper function and convenience.

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 Age: 2 Units Estimated 2008 1990	Energy Source - Type: Natural Gas Forced Air Furnace	Location-# of Systems: Utility room Laundry room
Filter location(s) - Filter type: Furnace Furnace blower compartment Disposable Electronic air cleaner		

Inspection Items

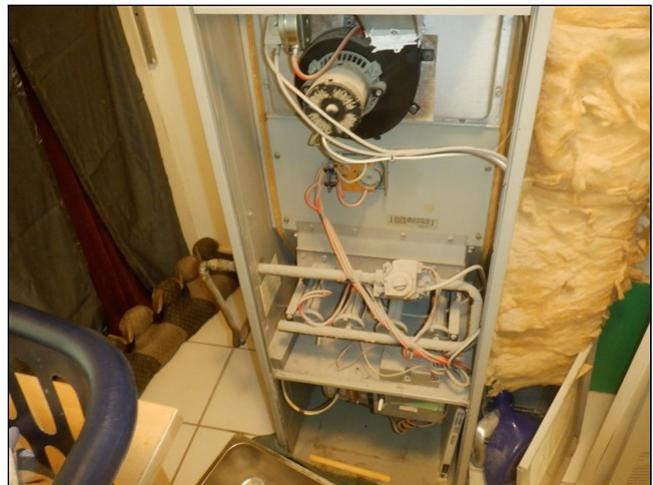
FORCED AIR HEATING, CLEARANCE [Inspected]

- The furnaces responded to normal operating controls. Components appear to be in serviceable condition except as noted. Routine maintenance will keep them functional and maximize their service life.



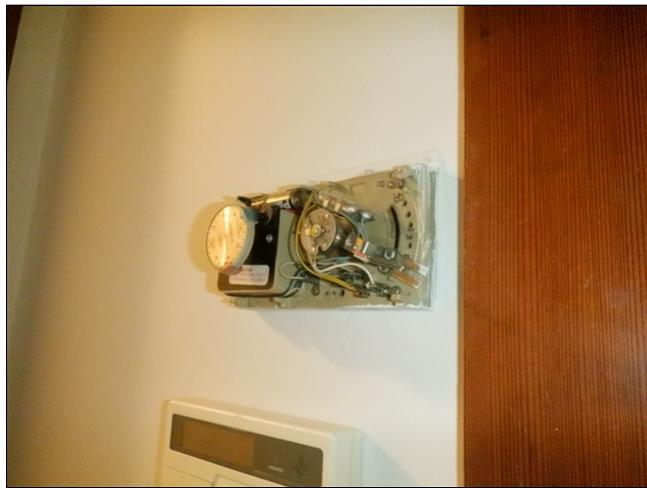
- The furnace was functioning at the time of the inspection, however it did not appear to have been recently cleaned and serviced. We recommend an HVAC contractor be retained to further evaluate and service the furnace to ensure proper and efficient operation, and to maximize service life.

- ☒ ◆ The upper unit furnace is older, and base on age and/or condition is near the end of it's service life. Although it was functioning at the time of the inspection, replacement should be considered and anticipated.



GAS SUPPLY, THERMOSTAT [Inspected]

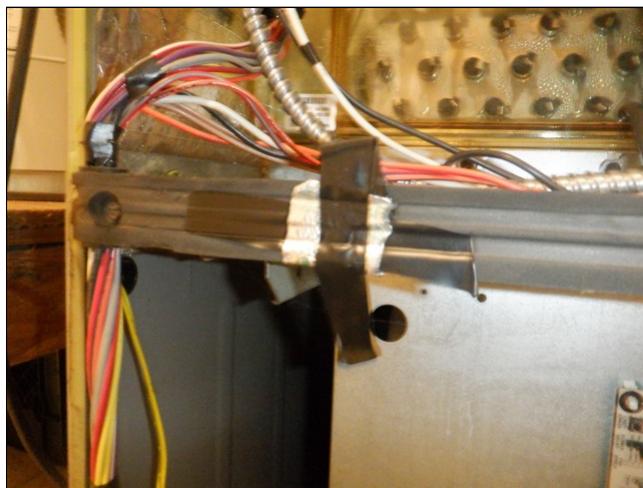
- ◆ The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.
- ◆ Note: There are multiple thermostats, however there is only one furnace for the lower unit and in-law unit. The furnace utilizes mechanical dampers to open and close ducts in order to direct air flow only to the desired locations. They appeared to be in serviceable condition.
- ☒ ◆ The gas supply piping for the furnace does not include a T-pipe extension to collect any condensation, corrosion or 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.
- ☒ ◆ The lower unit upper floor thermostat cover was missing at the time of the inspection. We recommend repair or replacement as necessary.

**VENT, BLOWER, FAN, DISCONNECT [Inspected]**

- ♦ There was evidence of condensation leakage and corrosion at the lower unit in-law furnace vent connection. The condensate is considered to be corrosive and we recommend further evaluation and repair by a licensed HVAC contractor.



- ♦ The interlock switch, which prevents the operation of the lower unit furnace when the blower compartment panel is removed, was defective or has been taped in the "on" position. We recommend repair by a licensed HVAC contractor.



- ♦ The lower unit furnace inducer fan motor and/or housing was unusually noisy when operated. We recommend adjustment, repair or replacement as necessary by a licensed HVAC contractor.

DUCTWORK, FILTERS, AIR FLOW, REGISTERS, PLENUM [Inspected]

- ♦ NOTE: The flow of air was checked at each of the accessible registers. The registers that were closed were not opened, and any registers that were blocked by furnishings or any other items were not checked. We did not attempt to measure the flow, and only observed that there was some flow of air from register to register. Exact measurement of air flow requires special equipment and is beyond the scope of our inspection. We recommend inquiries of the seller regarding the adequacy, and comfort level in each of the rooms throughout the house at various times of the year.
- ♦ NOTE: The heating system filters need regular servicing for efficient operation. We recommend the filter(s) be inspected every six months, and changed or cleaned as necessary for added comfort and to maximize the service life of the furnace. Unless noted the filters were in serviceable condition.
- ♦ NOTE: Filter size is 16 x 25 x 1
- ♦ The lower unit furnace features an electrostatic filter. This system "zaps" or captures dust and other pollutants that may pass through ordinary filters. The system appeared to be functioning properly at the time of the inspection. We recommend referral to the owners manual for maintenance recommendations, or periodic servicing by an HVAC contractor.
- ♦ The upper unit disposable furnace filter was dirty at the time of the inspection. We recommend replacement to ensure proper function and to maximize service life.

HEAT EXCHANGER, COMBUSTION CHAMBER, BURNERS, SCREENS [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.
- ♦ Although no particular deficiencies were observed, based on the age of the furnaces there is a higher probability of cracks developing in the heat exchangers (inside the combustion chambers). If desired, a definitive evaluation of the heat exchangers can be performed by a licensed HVAC contractor.

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: Bedroom closet	Inspected: From the attic access opening	Attic Insulation: Blown-in cellulose
Attic Ventilation: No visible ventilation	Roof Structure - Sheathing: Wood rafters - Solid board sheathing	

Inspection Items**ACCESS, PESTS, STORED ITEMS, TRANSITE** [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.

PLUMBING, STAINS [Inspected]**INSULATION** [Inspected]

- ◆ The attic space was inspected and we found that there was insulation installed and in generally serviceable condition.

VENTILATION, EXHAUST FANS [Inspected]

- ◆ There was no visible ventilation observed for the attic space. This deficiency can cause attic temperatures to rise, condensation and possible mold growth, and it also reduces the service life of the roofing material. We recommend referral with a licensed roofer or general contractor, and additional ventilation installed as recommended.

FRAMING, FIREWALL [Inspected]

- ◆ NOTE: Rafters are boards that support the roof sheathing, which in turn supports the roof covering. Purlins are structural framing components that support the rafters to provide mid-span support. The roof sheathing is the material directly supporting the roof covering.



9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Garage: Type: Carport		
--------------------------	--	--

Inspection Items

FIREWALL, FIRE DOOR, SLAB, SURFACES [Inspected]

- ◆ There were hairline to small cracks observed in the carport concrete slab. This type of cracking is typical and no action is indicated.
- ◆ We observed what appears to be some type of infestation and/or wood-destroying organism activity in the carport framing, trim, support post and plywood siding. We recommend referral to a current pest control report for more information concerning this condition. If not available, we recommend a licensed pest control inspector be retained to inspect the property.

**LIMITATIONS, FRAMING, VENTS [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

Ceiling - Wall - Floor: Floors: Carpet Floors: Wood Floors: Tile Floors: Vinyl Floors: Laminate Walls/Ceilings: Drywall and plaster	Window Style - Type - Material: Horizontal Sliding Casement Single-hung Awning Single pane Double pane Glass blocks Wood Vinyl	Fireplace Type: Firebox: Ceramic panels Flue: Zero-clearance Flue: Not visible Field Entries : in the upper unit
--	--	---

Inspection Items**SMOKE ALARMS - DETECTORS [Inspected]**

- ◆ NOTE: California law requires the seller to transfer a home with properly placed functioning smoke and carbon monoxide alarms. The seller and the buyer are required to sign the Smoke Alarm/Carbon Monoxide Statement of Compliance prior to the close of escrow.

Smoke and Carbon Monoxide detectors should be tested periodically in accordance with the manufacturers recommendations to ensure that they remain operational. Pressing the test buttons on the alarms only verifies battery or horn function but does not test the sensors within the unit. We recommend that detector batteries be changed with any change of occupancy, twice a year thereafter, and replaced after 10 years. 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 the upper unit. The units were inspected for location only and were not operated using the test buttons.
- ◆ The smoke alarms appeared to be appropriately located in the lower unit and in-law. The units were inspected for location only and were not operated using the test buttons.
- ◆ Effective July 1, 2011 carbon monoxide detectors are required to be installed in *all* single family California dwelling units that have fossil fuel burning appliances, or have an attached garage. There were no carbon monoxide detectors observed in the lower unit and in-law at the time of the inspection. We recommend that carbon monoxide detectors be installed in all of the currently required locations (one per floor, in a common area).

DOORS [Inspected]

- ◆ Some of the doors lacked door stops, which can allow the handles to hit the walls. We recommend that all of the doors be equipped with door stops to help prevent damage to the interior walls.
- ◆ Damage or deterioration was observed in the exterior doors and/or door jamb/frame at the left rear and right rear. We recommend referral with a general contractor and/or to a current pest report, and the door be repaired if possible, or replaced if necessary.
- ◆ The threshold was sloped inward and deteriorated at the right rear exterior door. We recommend referral with a general contractor and/or to a current pest report, and all damaged material repaired or replaced as necessary.



- ◆ There was evidence of past moisture intrusion through the in-law primary bedroom and living room exterior doors. We recommend referral with a general contractor or door specialist, and door and/or threshold modified or resealed as recommended, and the interior surfaces repaired or refinished if necessary. We also recommend referral to a current pest report if available, and monitoring during rainy periods.



- ☒ ◆ A few of the interior doors have been removed. If desired, we recommend they be replaced.
- ☒ ◆ The glass panels in some of the older doors did not appear to have "tempered", or safety glass installed, as would now be required. Replacement with safety glass should be considered for maximum safety.
- ☒ ◆ A few of the interior doors rubbed on the frames. We recommend adjustment or repair as necessary to restore proper operation.
- ☒ ◆ The handle was missing from one of the lower unit right side bedroom doors. We recommend that it be replaced to restore proper function.
- ☒ ◆ The lower unit dining room pocket door was difficult to operate. We recommend lubrication, adjustment or repair as necessary to restore proper function.
- ☒ ◆ We observed missing glass in the lower unit dining room door. We recommend that all cracked and/or missing glass be replaced for a better appearance and for maximum safety.
- ☒ ◆ The left side entry door was blemished or surface damaged. This is primarily a cosmetic consideration, however repair or replacement should be considered for a better appearance.

**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.
- ☒ ◆ Damage or deterioration was noted to several of the window frames, sills and/or trim. We recommend referral with a licensed general contractor and/or to a current pest report, and all damaged frames be repaired or replaced as necessary.



- ☒ ◆ There are a few operable windows that open near the floor, which should be considered a potential fall hazard to toddlers, small children or pets. We recommend caution if small children will be present, and also consider permanently securing the windows and/or installing "window stops" for improved safety.
- ☒ ◆ The glazing putty was dried, cracked and/or missing at some of the windows. We recommend that all dried, cracked or missing putty be replaced to ensure a water tight seal, and for a better appearance.

DOOR AND WINDOW SCREENS [Inspected]

- ◆ Several of the windows lacked screens. This is typical in older homes with these types of windows, however ideally screens should be installed to help prevent insect entry.

WALLS, CEILINGS, FLOORS [Inspected]

- ◆ The interior surfaces and floors showed typical wear and/or minor blemishes, but were in generally serviceable condition. No action is indicated except for improving cosmetic appearances,
- ◆ NOTE: As in any building, there are cosmetic flaws and blemishes, as well as normal wear and tear. We make no attempt to list all conditions we deem cosmetic in nature. The affected surfaces can be repaired in the course of routine maintenance and upgrading. Additional conditions in need of repair may be discovered in the course of this work.
- ◆ The interior surfaces appear to have been recently repainted. No particular deficiencies were noted and no action is indicated, however we recommend monitoring, and there may be concealed conditions that become evident over time.
- ☒ ◆ The interior floors were sloped in some areas. This may be the result of past settlement and/or framing support modifications. There were no obvious deficiencies observed, however if this is a concern, a more detailed

evaluation can be obtained from a licensed general contractor or engineer. Individual perception and sensitivity to floor sloping varies greatly, and measurement or evaluation of floor slope and/or settlement is beyond the scope of this inspection.

- ☒ ◆ The wood flooring was blemished, faded, worn and/or scratched in some areas. These conditions are primarily cosmetic, however if this is a concern we recommend that they be refinished or replaced for a better appearance.
- ☒ ◆ One or more of the kitchen floor tiles were chipped or cracked. This is primarily a cosmetic consideration and we only recommend replacement for a better appearance.
- ☒ ◆ Cracks, blemishes and/or surface damage was observed in some of the walls and ceilings. These conditions appear to be primarily cosmetic in nature, however we recommend they be prepped, repaired and refinished for a better appearance.
- ☒ ◆ There was a noticeable "squeaking" in the floors in the upper unit when walked on. No particular deficiencies were noted, and the squeaking does not affect functional use. If this is a concern, we recommend referral with a flooring specialist.
- ☒ ◆ The vinyl flooring was blemished, worn, torn or damaged in the lower unit utility room and in-law primary bathroom. This is primarily a cosmetic consideration, however we recommend repair or replacement for a better appearance.
- ☒ ◆ We observed holes or other physical damage to the walls in the utility room. We recommend repair and refinishing as necessary by the appropriate contractor.
- ☒ ◆ The wood flooring was sun faded in the lower unit right rear bedroom. This is primarily a cosmetic consideration, however if this is a concern we recommend refinishing or replacement for a better appearance.



STEPS, STAIRS, BALCONIES, RAILINGS [Inspected]

- ☒ ◆ Note: The lower unit stair handrail ends do not return to the walls, as is now required. This should be considered a potential safety concern as purse straps, long sleeves, etc. can get caught on the ends of the handrails. We recommend that upgrading be considered for maximum safety.



- ♦ The lower unit lower unit stairs are nonconforming by current standards. Ideally, modifications should be made to comply with current building standards, however this may not be practical. If more information is desired, we recommend referral with a general contractor or the local Building Department.

ROOMS, CLOSETS, VAC, FAN [Inspected]

FIREPLACE, DAMPER [Inspected]

- ♦ Chimneys are a common source of water infiltration, both at the roof and inside the structure. Maintaining the flashings and a proper weather cap will reduce the chances of a problem. Portions of the flashing and interior of the chimney are not visible during our inspection. The NFPA recommends having what is called a Level II inspection by a qualified chimney sweep, to include a camera scan of the interior of the chimney. A Level II inspection can identify problems not noted in our report. You can find a list of certified sweeps at www.csia.org
- ♦ The in-law chimney flue was viewed from the firebox, and the visible areas had a buildup of soot and creosote. We recommend referral with the appropriate contractor, and the flue cleaned to ensure safe and proper function.
- ♦ The interior of the chimney flues was examined only from the fireplaces, which allowed only limited access and visibility. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the entire chimney flues from top to bottom.
- ♦ The upper unit living room fireplace was inaccessible due to furniture or personal storage and was not inspected. We recommend review by a qualified chimney specialist.
- ♦ Hairline to small cracks were observed in the prefabricated panels at the rear, floor and/or side walls of the lower unit living room and in-law fireboxes. The panels appear to still be serviceable, however they should be monitored for further damage and eventual replacement should be anticipated.
- ♦ The upper portions of the chimney(s) were not inspected because the top of the chimney(s) were too high above the roof surface. With access and an opportunity for examination, reportable conditions may be discovered. We recommend further inspection by a fireplace specialist who has the necessary equipment to access and inspect the chimney(s).

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: Ranges Microwave oven Garbage disposal Dishwasher Exhaust Fans	Appliances Not Inspected: Refrigerator (not considered a built-in appliance) Microwave oven (countertop model, not built-in)	
---	---	--

Inspection Items**CABINETS, COUNTERTOP, APPLIANCE CONDITION [Inspected]**

- ◆ NOTE: The kitchen appliances were tested by activating the user control functions, however 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. Refrigerators, if present whether free standing or attached are not considered built-in appliances, and therefore not included as part of this report. Additional appliances that are beyond the scope of a home inspection include wine refrigerators, espresso machines, steam ovens and countertop food processors. If desired, we recommend referral with the appropriate specialist. Additionally, we recommend obtaining a Home Warranty Protection Policy to insure against the failure of any appliance that may occur after taking possession of the home.
- ◆ NOTE: Refrigerators, if present whether free standing or attached are not considered built-in appliances, and therefore not included as part of this report. Additional appliances that are beyond the scope of a home inspection include wine refrigerators, espresso machines, steam ovens and countertop food processors and microwaves. 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.
- ☒ ◆ The upper unit kitchen countertop was blemished, worn or surface damaged in some areas. This is primarily a cosmetic consideration, and no action indicated except for a better appearance.

SINKS, HOT WATER, PLUMBING [Inspected]

- ☒ ◆ There was leakage observed under the lower unit in-law kitchen sink at the time of the inspection. We recommend repair as necessary by a licensed plumber.
- ☒ ◆ The in-law kitchen sink was unusually slow draining. We recommend it be cleared, or snaked if necessary to restore proper drainage.

DISHWASHER, AIR GAP, DISPOSAL [Inspected]

- ☒ ◆ The dishwasher cord and receptacle were inaccessible. Present standards require that dishwashers have a means of disconnecting within sight of the unit. Upgrading should be performed in the course of ongoing improvements or remodeling.
- ☒ ◆ The dishwasher drain line lacks an air-gap, which is required by present standards to help prevent discharged water from flowing back into the dishwasher should there be a blockage in the drain line. We recommend an approved dishwasher discharge air-gap device be installed.

RANGES, OVENS, COOKTOPS, MICROWAVE [Inspected]

- ◆ The microwave oven was operated by setting the control buttons for one to three seconds, and only verifying that the unit responded. Any further testing is beyond the scope of this inspection. Ask the owner to comment.
- ☒ ◆ The upper unit left side oven was not operating at the time of the inspection. We recommend further inspection and repair as necessary by an appliance specialist.
- ☒ ◆ The upper unit left front cooktop burner failed to ignite when tested, possibly because of a faulty electronic igniter or clogged gas jet. We recommend further review by an appliance technician and repair as necessary.
- ☒ ◆ The upper unit gas range is old, and may not be equipped with all the safety features found in modern appliances (thermocouple devices, anti-tip hardware, etc.). Replacement with a modern range should be considered, however if use of this appliance is desired, we recommend periodic inspection and service by the appropriate specialist.
- ☒ ◆ One of the upper unit oven or cooktop control knobs were damaged. We recommend they be replaced to allow full use of the appliance.



- ☒ ◆ There was no anti-tip hardware installed for this range. This is a safety feature that prevents the oven from tipping if a child climbs on the open oven door. Although this feature may not have been available when the unit was manufactured or installed, we recommend the hardware be retrofitted for maximum safety.

EXHAUST, COMPACTOR, PROCESSOR [Inspected]

- ☒ ◆ The kitchen exhaust fan was not functioning properly at the time of the inspection. We recommend it be repaired or replaced as necessary.
- ☒ ◆ The lower unit kitchen exhaust fan is a recirculating type that is not routed to the exterior. No particular deficiencies were noted, however if more information is desired on modifying the vent to route it to the exterior, we recommend referral with a general contractor.
- ☒ ◆ There is no exhaust fan installed in the lower unit in-law kitchen. If this is a concern, we recommend referral with a general contractor for more information and recommendations.

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**SINK, BATHTUB [Inspected]**

- ◆ Note: The in-law primary bathroom sink did not feature an overflow drain. Care should be taken to not leave the sink filling unattended.
- ☒ ◆ We observed missing drain stops at the upper unit bathroom wash basin and tub and in-law unit tub. We recommend they be replaced to restore proper function.
- ☒ ◆ There was a noticeable gap between the tub spout and the shower walls in the upper unit hall bathroom. We recommend modification, or the gap caulked or sealed to help prevent water entry behind the shower walls.



- ☒ ◆ The wash basin drain stop in the in-law bathroom was not functioning properly. We recommend adjustment or repair as necessary.
- ☒ ◆ The bathtub drain stop was not functioning properly in the in-law bathroom. We recommend adjustment or repair as necessary to restore proper function.
- ☒ ◆ The tub drain in the in-law bathroom was unusually slow. We recommend the trap be cleared or snaked as necessary.
- ☒ ◆ The surface of the in-law primary bathroom tub was blemished, scratched or marred. This condition is primarily cosmetic, and no action is indicated except for a better appearance.
- ☒ ◆ The wash basin in the in-law primary bathroom was unusually slow draining. We recommend adjustment of the stopper and/or snaking as necessary.

FAUCETS, FIXTURES [Inspected]

- ☒ ◆ The upper unit hall shower head is spraying or leaking at the pipe threads. We recommend adjustment or repair as necessary to ensure proper function and to prevent water damage.
- ☒ ◆ There was no water flow at the lower unit Jack 'n Jill bathroom sink at the time of this inspection. We do not test shutoff valves (angle stops) as this may cause the valves to leak. We recommend further review by a licensed plumber or ask the seller to comment.

FLOOR, WALL, CEILING, VENTILATION [Inspected]

- ☒ ◆ There was no exhaust fan installed in the upper unit hall bathroom. No particular deficiencies were noted, however upgrading should be considered in the course of ongoing improvements.
- ☒ ◆ The ventilation fan cover is missing in the in-law bathroom. We recommend replacement for a better appearance.
- ☒ ◆ The flooring at the base of the in-law primary shower/tub was poorly sealed. We recommend that the floor be recaulked to help prevent moisture penetration and subsequent damage.
- ☒ ◆ The vinyl flooring was discolored at the in-law primary bathroom toilet and tub. This is usually the result of moisture penetration under the vinyl. No damage or active leakage was evident, and this is primarily a cosmetic consideration. We only recommend that new finished flooring be installed for a better appearance.

TOILETS [Inspected]

- ☒ ◆ The upper unit hall bathroom toilet was 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 damage discovered in the course of this work should be repaired by the appropriate contractor.
- ◆ NOTE: The toilets throughout the lower unit in-law are low flow fixtures and appeared to be rated for currently complying water usage as indicated by their labels.
- ☒ ◆ Note: Few of the bathroom toilets were not labeled to indicate that they are low flow, or the labels were not readable in the upper unit and lower unit upper hall bathroom. Some jurisdictions require that older, less efficient toilets be

replaced with approved 1.28 GPF toilets at the time of the sale, or within a certain number of days. We recommend checking with local building department or the appropriate authority to determine if current requirements apply.

SHOWERS, GLASS ENCLOSURE [Inspected]

- ◆ Tiled shower pans are subject to water entry over time, either from grout failure, cracked tiles, improper installation, and/or physical damage. A definitive water test requires 1 to 2 inches of standing water for an extended period of time, which is well beyond the scope of a home inspection. There were no indications of leakage at this time, however we recommend referral to a current pest inspection if available, and periodic monitoring and inspection.
- ☒ ◆ The in-law primary bathroom shower wall material does not extend all the way to the top of the enclosure, creating the opportunity for moisture penetration. We recommend that the shower walls be kept well sealed, and upgraded with waterproof material above the shower head in the near future.

**CABINETS, COUNTERTOP, MISCELLANEOUS [Inspected]**

- ☒ ◆ The silver backing on the in-law bathroom mirror was faded, worn or discolored in some areas. This is a cosmetic consideration and no action is indicated except for a better appearance.

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 room Kitchen	Dryer Hookup: Gas hookup only 240 volt electric only	
--	---	--

Inspection Items**HOOKUPS, FAN, FLOOR [Inspected]**

- ◆ The hookups for the washer and dryer appear to be in serviceable condition. The appliances themselves were not tested.

WASHER, STANDPIPE [Inspected]

- ☒ ◆ The standpipe (drain pipe) for the upper unit washer is smaller than the currently required two inch diameter. Most washing machines will not have a problem, however some newer model machines may discharge a greater volume of water than the standpipe reservoir can handle. This can cause the water to back-up and overflow the standpipe. We recommend monitoring, upgrading if necessary.

- ♦ Note: There was no drain pan installed for the washers. As a preventive measure, we recommend that an overflow pan be installed, and ideally routed to the exterior to prevent water damage in the event of a leak or overflow.

DRYER VENT, GAS VALVE [Inspected]

- ♦ 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.
- ♦ The lower unit in-law vent was partially crushed and damaged 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.
- ♦ The upper unit dryer vent is routed vertically through the roof, or is installed high on the wall. This installation is more likely to cause lint clogging inside the duct. If practical, we recommend the duct be reconfigured, however if this is not an option, we recommend that the vent be regularly cleaned to ensure proper function and safety.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To Inspection Pros