



Inspection Pros

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**891 Bell Street
Lafayette CA 94549**

Client(s): Portue
Inspection Date: 10/10/2025
Inspector: Scott Erspamer ,

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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: 1111578
 - Client's Last Name: Portue
- 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****JOISTS, PIERS, POSTS, BEAMS, MUDSILL**

- ❌ 1. A few of the building's support piers and/or concrete pier pads located in the crawl space have shifted or settled. This may affect their ability to perform as designed. We recommend referral with a qualified licensed general contractor and/or the appropriate trades person(s) or specialist(s) for further evaluation and repair as deemed necessary to ensure that they provide full support. Estimated repair costs \$1000 - \$5000.

Exterior**DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS**

- ❌ 2. NOTE: We were informed that the building has undergone a SB 721 inspection by an outside source, therefore the exterior elevated elements (stairways, hand railings, guard railings, balconies, etc.) and their related components were not inspected and are not included as a part of this inspection report. Review the separate report for information regarding these items. No representations or warranties are provided as to the existing or possible future condition of the exterior stairways, hand railings, guard railings, balconies, etc.

Roofing**ROOFING SURFACE, NUMBER OF LAYERS**

- ❌ 3. NOTE: We were informed that the roof had been evaluated by a separate roofing contractor, therefore the roof and it's related components were not inspected and are not included as a part of this inspection report. Review the separate report for information regarding the roof. No representations or warranties are provided as to the existing or possible future condition of the roof.

Plumbing**WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE**

- ❌ 4. The house, #891, #893 and #897 water heater temperature & pressure relief (TPR) valves lacked a discharge drain pipe. We recommend that discharge pipes be installed by a qualified water heater specialist or licensed plumber and routed to the exterior or another location conforming to local requirements. Estimated installation costs \$100 - \$350 each.

SEISMIC BRACING

- ❌ 5. #897: The water heater was strapped in the lower and upper third of the tank, however the straps do not encircle the tank and there is a large gap observed between the tank and the framing. We recommend that the strapping be modified and reconfigured in accordance with present standards by a qualified water heater specialist or licensed plumber to help prevent movement in the event of seismic activity. Estimated repair cost \$100 - \$350.
- ❌ 6. #899: There was no strap installed in the lower third of the water heater tank, the strap does not encircle the tank and there is a large gap observed between the tank and the framing. We recommend that the strapping be modified and reconfigured in accordance with present standards by a qualified water heater specialist or licensed plumber to help prevent movement in the event of seismic activity. Estimated repair cost \$100 - \$350.

Electrical**MAIN PANEL, SERVICE**

- ❌ 7. #891, #895: The breakers were damaged and/or not tied together. We recommend referral with a licensed electrician for further evaluation and repair as deemed necessary to ensure proper function and maximum safety. Estimated repair/replacement cost \$250 - \$500 each.

WIRING

Action Items

Electrical

- ✘ 8. We observed an uncovered electrical junction box in the garage. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage. Estimated replacement cost \$5 - \$10 for the cover + labor.

RECEPTACLES

- ✘ 9. Several of the three prong electrical receptacles tested were found to be ungrounded. This is a common finding in older buildings. At a minimum, we recommend that they be retrofitted back to their original two prong configuration. Ideally, we recommend that they be properly grounded by a licensed electrician to ensure proper function and maximum safety. Estimated repair cost is \$100s - \$1000s of dollars depending on the number of ungrounded electrical receptacles to be grounded and the complexity of the repair.
- ✘ 10. The cover plates were missing at some of the electrical receptacles located in the garage and in the adjacent office/storage areas. We recommend that they be fitted with approved cover plates to protect the wiring from accidental contact and physical damage. Estimated replacement cost \$3 - \$5 for each cover + labor.

Heating and Cooling

WALL HEATER

- ✘ 11. #891: The wall heater pilot light was lit, however it failed to respond to the thermostat when tested. We recommend a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor be retained for further evaluation and repair as deemed necessary. Estimated repair cost of \$150 - \$500.
- ✘ 12. #899: The pilot light for the wall heater was shut off at the time of the inspection, therefore we cannot comment on it's function or condition. We recommend verification of proper operation once service has been restored. Estimated repair cost of \$150 - \$500.

Interiors

WINDOWS

- ✘ 13. #893: The lift & hold mechanism(s) in place on the window located above the air conditioner were damaged or defective. We recommend referral with a licensed window contractor for repair as deemed necessary to restore proper function. Estimated repair cost \$150 - \$500.
- ✘ 14. #895: We observed what appears to be evidence of condensation between the panes of glass in the front bedroom windows. This suggests a failed seal between the glass panes. We recommend that all failed insulated glass units be replaced by a licensed window contractor to restore proper function and for a better appearance. estimated replacement cost \$500 - \$1500 each.

Laundry

HOOKUPS, FAN, FLOOR

- ✘ 15. Damage was observed at the bottom of the laundry room passage door at the left side. We recommend the door be repaired if possible, or replaced if deemed necessary. Estimated repair/replacement cost \$500 - \$2500.

Consideration Items

Notes

GENERAL NOTES - LIMITATIONS AND EXCLUSIONS

16. The following are considerations are BEYOND THE SCOPE of this commercial inspection, however you may want to have them assessed by the appropriate specialists. DESIGN REVIEW and CONSIDERATIONS FOR NATURAL DISASTERS (earthquakes, fires, floods, etc.), INSECT/RODENT INFESTATION, ENVIRONMENTAL CONSIDERATIONS (mold, indoor air quality), ADA and FHA REQUIREMENTS, LOCAL ZONING REQUIREMENTS, SECURITY SYSTEMS and LONG TERM COSTS.

Inspection Scope

17. This inspection was completed according to the Standards of Practice of ASTM E2018-15 and BPG. The entire ASTM standard was not addressed, only portions per our inspection Authorization and Agreement. The ASTM guidelines define the scope and procedures of the inspection. A copy of the ASTM standard is available upon request and should be referenced for the entire scope of this Property Condition Assessment (PCA). Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.

Per your request and in accordance with our proposal, a visual inspection was performed of the property. This assessment meets or exceeds the **selected** areas stated in our proposal of the ASTM E2018-15 standard for Property Condition Assessments.

The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. Uncertainty Not Eliminated—No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property’s building systems. This inspection and preparation of this report is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. There is also inherent subjective nature of a consultant’s opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The guide recognizes a consultant’s suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency. The consultant’s opinions generally are formed without detailed knowledge from those familiar with the component’s or system’s performance.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Specific Point in Time—A user should only rely on the PCR for the point in time at which the consultant’s observations and research were conducted. Our best efforts were applied but this inspection did not reveal all defects. Additional testing and inspection might reveal defects that are not noted in this report.

Site-Specific—The PCA performed is site-specific in that it relates to the physical condition of real property improvements on a specific parcel of commercial real estate. Consequently, this report possible does not address many additional issues in real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions.

This report is based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

Consideration Items

Notes

BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. This was not an inspection for building standards compliance (code issues). Also this was not an inspection for ADA, fire safety or other types of municipality occupancy requirements. Understand that municipality requirements are separate from this effort and some, if required could be expensive to correct/install. Reference the various municipality inspections for their requirements.

Inspector is not required to move furniture, appliances, storage, or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during building remodeling, therefore, BPG does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course of a normal inspection. Additionally, most buildings continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair or minor building maintenance or repair items discovered after our inspection.


The following are specifically excluded from our inspection: interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup and systems which are shut down or not accessible to the inspector.

Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.


Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this guide.

The field observer DID NOT take measurements and prepare calculations physically to determine gross area of the building or any component.

Building Standards

-  18. We do not inspect for building standard or occupancy compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Some municipalities require an inspection at a change of ownership and some do not. Some ask for updates to changes in standards for safety requirements; others allow the older standards under a "grandfather" provision. Our inspectors have general knowledge about building standards and can answer many related questions, but they have no legal authority to mandate compliance to the various standards. That task belongs to the appropriate municipal authorities. This report does not attempt to list all possible building standard or occupancy infractions.

Deviations From The Guide (ASTM E2018-15)

-  19. The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not been followed exactly and this report was not peer reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

Municipality Inspections

Consideration Items

Notes

- ⏏ 20. Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

Structure

FOUNDATION, SEISMIC

- ⏏ 21. The property features a concrete block foundation instead of poured concrete. This is an approved construction method and no particular deficiencies were observed, however this material may not be as structurally sound as concrete. If more information is desired, we recommend referral with a licensed foundation contractor and/or a licensed structural engineer.
- ⏏ 22. We observed a white, powdery material on portions of the building's raised concrete block foundation walls. This is known as efflorescence, and it occurs as a result of moisture being absorbed into the foundation, and then evaporating out if 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. We recommend attention to grading and drainage to help minimize future efflorescence, and to help maximize the service life.
- ⏏ 23. 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. If more information, further evaluation and/or upgrading is desired, we referral with a qualified seismic retrofit specialist.
- ⏏ 24. Considering this is an older structure, seismic retrofit work should be considered. If more information, further evaluation and/or upgrading is desired, we referral with a qualified seismic retrofit specialist.

CRAWLSPACE, MOISTURE

- ⏏ 25. The crawl space soil was dry at the time of inspection, however there was evidence of past water entry and accumulation. The seller(s) 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.
- ⏏ 26. Stored personal items were observed in the subarea. We recommend all stored items be removed to allow for full access and inspection, and to help prevent the infestation of wood destroying organisms.
- ⏏ 27. We observed evidence of past rodent activity (droppings) in the crawl space, however we were unable to determine if there is current activity. We recommend setting traps or bait, and if necessary the services of an exterminator. We also recommend rescreening and sealing all vents and access openings.

SUBFLOOR, INSULATION, VENTILATION, SCREENS

- ⏏ 28. 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.
- ⏏ 29. There was no subfloor insulation installed in the subarea. Upgrading should be considered for improved energy efficiency and interior comfort.
- ⏏ 30. Water stains were observed on the subflooring and/or framing under the kitchen and bathrooms - as seen from the crawl space. The areas were dry at the time of this inspection, and no damage was evident. We recommend review of the most current structural pest/wood destroying organism control inspection report for possible additional information, periodic inspection for evidence of active leakage and repairs made if deemed necessary.

JOISTS, PIERS, POSTS, BEAMS, MUDSILL

- ⏏ 31. A few of the building's support piers located in the crawl space have been amateurishly shimmed. No particular deficiencies were noted, however upgrading or modification by a qualified licensed general contractor and/or the appropriate trades person(s) or specialist(s) should be considered to ensure proper function.

Consideration Items

Exterior

SIDING

- 32. The masonry block walls appear to be solid, and are a structural element of the building. We could not confirm that the walls are steel reinforced. Verifying existence and/or placement of reinforcing is beyond the scope of this inspection. If further evaluation is desired, we recommend referral with a licensed general contractor or masonry contractor who has the necessary equipment to determine if the walls are reinforced.
- 33. As preventive maintenance, we recommend that all doors, windows, and plumbing and electrical entry points be caulked to help prevent conditioned air loss, exterior air infiltration, and moisture entry.

TRIM, EAVES, RAFTER TAILS, SOFFITS AND FASCIAS

- 34. Stains were observed on the underside of the roof eaves. These conditions may be the result of past roof leakage, however there could be other causes. We recommend referral with a licensed roofing contractor for further evaluation and repair if deemed necessary. We also recommend that they be prepped and refinished for a better appearance.

DRIVEWAYS, PARKING LOT, WALKWAYS, RETAINING WALLS

- 35. The retaining wall in place along the right side of the building is leaning, cracked and damaged. We recommend referral with a qualified licensed general contractor for repair or replacement.

GRADING

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

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS

- 37. 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 it's condition or effectiveness. We recommend referral with the seller(s) and occupants for possible additional information, and monitoring during rainy periods. If further evaluation is desired, we recommend referral with a qualified drainage specialist.
- 38. We were informed that there is some type of underground "french" drain system in place. Because it is inaccessible for inspection, we were unable to verify it's presence, and condition. We recommend referral with the seller(s) and the person(s) or company that performed the work for possible additional information. If further evaluation is desired, we recommend referral with a qualified drainage specialist.
- 39. Two sump pumps have been installed in the crawl space to remove occasional water entry. The pumps were not observed under actual working conditions, however the pump motors were found to be operating. We recommend that proper operation be verified during periods of rain.
- 40. The sump pumps located in the crawl space have been installed in a temporary, substandard and amateurish manner, and may not be fully effective when needed. We recommend the sump pumps be professionally installed by a qualified drainage specialist to ensure proper function.
- 41. We recommend monitoring the drainage performance during periods of extended rain, and drainage improvements made if deemed necessary. For additional information we recommend referral with a qualified drainage specialist.

FENCE, GATE, VEGETATION, ACCESSIBILITY, TRIP HAZARDS

- 42. Sections of the fencing in place along the rear of the property were loose, wobbly and/or leaning. We recommend that the fence be resupported, repaired or replaced as deemed necessary to ensure proper function and to help maximize the service life.

Plumbing

SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES

- 43. The main water shut-off valves are located inside the water meter boxes near the street. This valve can be used to shut off the water for maintenance or repairs, and in the event of an emergency, but requires a special "T handle"

Consideration Items

Plumbing

wrench, and is often difficult to turn. As an upgrade, we recommend consideration be given to installing a main water shut-off valve at the exterior of the building.

- 44. Yellow corrugated stainless-steel tubing (CSST) has been installed at this property, and as of January 1, 2019, California State law requires home inspectors to include the following comments if this material is observed during the course of the inspection: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor. We recommend review by a licensed electrician to be assured that the installation conforms to current standards.

GAS SERVICE, GAS METER

- 45. There was no gas valve shut off wrench observed near the gas meters. We recommend that a wrench be attached to, or stored near the meters 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.
- 46. The base of some of the gas meter housings are in contact with the soil. This condition can lead to corrosion and deterioration. We recommend all soil contact be eliminated and maintained.

WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE

- 47. The #895, #897 and #899 water heater temperature & pressure relief (TPR) valve discharge lines terminate in the crawl space. We recommend that discharge pipes be modified by a qualified water heater specialist or licensed plumber and routed to the exterior or another location conforming to local requirements.
- 48. The water heater temperature & pressure relief (TPR) valve discharge pipes is not routed to the exterior, and because of the location of the water heaters, it may not be practical to route them the to the exterior as required. We recommend the installation of a "Watts 210" valve - which will eliminate the need for a traditional relief valve. Contact a qualified water heater specialist or licensed plumber for more information.

GAS SUPPLY, COMBUSTION AIR

- 49. The water heater gas supply piping does not include a T-pipe extension to collect condensation and debris, as this is considered good practice. In the course of future upgrading or repair, a "drip leg" should be added to the gas piping just ahead of the connectors.

Electrical

MAIN PANEL, SERVICE

- 50. The main electrical panel utilizes an outdated knife-type disconnect that has no "dead front" cover to protect the wiring and prevent accidental contact. We recommend that consideration be given to replacing the panel with a modern panel by a licensed electrician.
- 51. The main electrical panel is older and utilizes outdated "cartridge fuse" technology. Upgrading of the panel should be considered, or performed in the course of ongoing improvement and/or remodeling.
- 52. The main electrical panels in place for each unit were manufactured by *Zinsco Electric*. Some of the equipment produced by this company has been associated with product defects, and failure of their overcurrent protection devices (circuit breakers). Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and recommend referral with a licensed electrician for further evaluation, and replacement of this equipment should be considered and anticipated.

SUB PANEL

- 53. #893: One of the circuit breakers located in the electrical subpanel was shut off at the time of this inspection. We did not activate the breaker, or energize the circuit because doing so could create a hazard. We recommend asking the occupant(s) or seller(s) why the breaker is in the OFF position, and referral with a licensed electrician if further evaluation is desired.
- 54. #895: One of the electrical subpanel panel cover screws was missing. We recommend replacement with an approved blunt-end screw to ensure proper function.

Consideration Items

Electrical

- 55. The electrical subpanels are located in closets - which is no longer approved. This is a common finding in older construction, however we recommend that proper clearances be maintained in front of the panels at all times, and eventual replacement or relocation should be anticipated.
- 56. The electrical subpanels were manufactured by Federal Pacific Electric (FPE). Some of the equipment produced by this company has been associated with product defects, including failure of the overcurrent devices (circuit breakers) and rare cases of fires. Therefore these panels should be considered potentially unreliable and hazardous. Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and strongly recommend referral with a licensed electrician for further evaluation, and that replacement of this equipment be considered and anticipated.
- 57. 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.

RECEPTACLES

- 58. There are some remaining ungrounded two prong electrical receptacles. This is typical in buildings of this age, however we recommend that all of the ungrounded two prong electrical receptacles be upgraded and grounded in the course of ongoing improvements for user convenience and maximum safety.

GFCI, AFCI

- 59. Ground fault circuit interrupter (GFCI) protection devices have been installed in several locations throughout the building. GFCIs are modern wall receptacles or circuit breakers, designed to protect occupants from electric shock. Although not required at the time of construction, GFCIs are now 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. Additionally, GFCI devices should be tested periodically in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

GFCI TIMELINE: Exterior Only 1973, Bathroom 1977, Garage 1987, Kitchen 1993

- 60. There did not appear to be any Arc Fault Circuit Interrupter (AFCI) protection devices installed in this building. AFCIs are electrical devices 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. We recommend referral with a licensed electrician for more information and upgrading.

GROUNDING BONDING

- 61. We were unable to visually confirm the presence of a properly installed electrical grounding electrode. Additionally, we were unable to determine if the above ground metal piping in this building was properly bonded to the grounding system. If more information and/or confirmation is desired, we recommend referral with a licensed electrician.

Heating and Cooling

WALL HEATER

- 62. The wall heaters are in need of cleaning and servicing. We recommend a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor be retained to clean and service the units to ensure safe and efficient operation and to help maximize their service life.
- 63. The heat exchanger, also referred to as the combustion chamber, is the portion of the furnace where combustion takes place. The heat exchangers were primarily inaccessible, and we could not certify that there are no cracks. If

Consideration Items

Heating and Cooling

confirmation is desired, we recommend further evaluation by a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor.

Garage

FIREWALL, FIRE DOOR, SLAB, SURFACES

- 64. The garage/interior passage door was not an approved fire door. By today's standards, any door between the garage and the living space should be an approved fire-rated door (1 3/8" solid core) with a self-closing mechanism. Upgrading should be considered for maximum safety.
- 65. Cracks were observed in the garage and carport concrete slab floors. This is not unusual, however we recommend the cracks be sealed or patched to help prevent potential water entry and subsequent cracking and/or other damage. If more information, further evaluation and/or repair is desired, we recommend referral with a licensed concrete contractor.

GARAGE DOOR, OPENER, SIDE DOOR

- 66. The strike plate was missing from the carport/garage passage door frame. We recommend it be replaced to ensure proper function.

Interiors

SMOKE ALARMS, Co ALARMS, FIRE EXTINGUISHERS, EXIT SIGNS

- 67. The smoke alarms and carbon monoxide detectors appeared to be appropriately located in this building. The units were inspected for location only and were not operated using the test buttons. For future reference, testing with only the built-in test button, verifies proper battery and horn function, but does not test the smoke sensor. Smoke and Carbon Monoxide detectors should be tested periodically in accordance with the manufacturers recommendations to ensure that they remain operational.
- 68. Fire extinguishers were observed in four (4) locations, however this may not meet current local requirements. If more information is desired, we recommend referral with the local authority.

DOORS

- 69. Some of the doors lacked door stops. This can allow the handles to hit the walls. We recommend that all of the doors be equipped with appropriate door stops to help prevent potential damage to the walls.
- 70. A few of the interior doors rubbed on the frames. Additionally, a few of the doors did not latch properly. We recommend adjustment or repair as deemed necessary to restore proper operation.
- 71. #891: The strike plate was missing from the left rear bedroom door frame. We recommend it be replaced to ensure proper function.
- 72. The center floor guides were missing at the base of several of the closet doors. We recommend replacement to keep the doors from swinging.

WINDOWS

- 73. The bedroom windows in the are more than 44" above the floor - which is the current standard for egress in the event of an emergency. Additionally, the windows in the bedroom are too small by present standards. Current requirements are a minimum of 20" x 24", to provide a means of a escape in the event of a fire, and exterior access by a fire-fighter. If more information is desired, we recommend referral with a general contractor or the local Building Department. Upgrading should be considered for maximum safety.
- 74. Tempered safety glass is now required in the following locations: Windows less than 18" above the floor, stairwell windows, bathroom windows, including shower doors/enclosures and mirrors, and all door glass. Upgrading these locations should be considered for maximum safety.

WALLS, CEILINGS, FLOORS

Consideration Items

Interiors

- 75. We observed cracks in some of the walls. This type of cracking is a likely indication of settlement or movement in the structure, however there could be other causes. We recommend that the cracks be prepped and refinished for a better appearance. We also recommend attention to grading and drainage to help minimize additional settlement or movement in the structure. If more information and/or further evaluation is desired, we recommend referral with the appropriate structural and/or soils engineers.
- 76. The interior floors may be technically out of level in some areas. This could be the result of past settlement and/or movement in the structure, however there could be other causes. 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. If more information and/or further evaluation is desired, we recommend referral with a qualified floor level specialist and/or the appropriate structural and/or soils engineers.

Kitchen

RANGES, OVENS, COOKTOPS, MICROWAVE

- 77. #897: The light in the kitchen cooking range oven is not functional. We recommend replacement of the bulb, and if still not working, a qualified kitchen appliance technician should be retained to make repairs as deemed necessary.
- 78. #899: The gas shut off valve for the kitchen cooking range was not accessible as required by present standards. We recommend modification to allow for easier servicing, and to quickly shut off the unit in the event of an emergency.
- 79. There may not be any anti-tip hardware in place for the kitchen cooking ranges. This is a safety feature that prevents the oven from tipping if a young child climbs on the open oven door. Although this feature may not have been available when the units were manufactured or installed, we recommend further evaluation and installation if deemed necessary for maximum safety.

Bathrooms

SINK, BATHTUB

- 80. # 891, #893, #899: The flexible drain assembly arms installed under the bathroom sinks are more prone to clogging and leakage. We recommend replacement with rigid piping as a preventative measure.
- 81. #897: The bathtub drain stop was not operational. We recommend adjustment or repair as deemed necessary to restore proper function.

TOILETS

- 82. #893: The bathroom toilet was found to be slightly loose at the floor. While no damage was evident, this can be conducive to water leakage and/or damage. At a minimum, we recommend that the toilet be tightened. Ideally, the toilet should be removed and reset upon a new wax ring if deemed necessary. Any damage discovered in the course of this work should be repaired at this time.
- 83. 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.

Laundry


HOOKEUPS, FAN, FLOOR

- 84. Cracks were observed in the laundry room concrete slab floor. These are primarily cosmetic considerations, and we only recommend patching or repair for a better appearance and to help maximize the service life.

DRYER VENT, GAS VALVE

Consideration Items

Laundry

-  85. The clothes dryer vent is routed vertically on the wall. This installation is more likely to cause lint clogging inside the duct. 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.

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

Date: 10/10/2025	Time: 10:00:00 AM	Report ID: 1111578
Property: 891 Bell Street, Lafayette, CA 94549	Prepared By: Scott Erspamer	

General Information

Inspection Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the ASTM E2018-15. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the ASTM E2018-15 Standards of Practice. In general, 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 maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move 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. If you are purchasing in a locality that has occupancy inspections, local authorities will usually comment on any code issues of local concern. 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

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 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.

- Action Item: The item is not currently functioning as intended or needs repair or further evaluation.
- Consideration Item: The item should be monitored and repair/replacement should be considered within the next 1 – 2 years. (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).

Type Of Building: Multi Unit Building	Building Status: Occupied	Listed Age of Structure: Approximately 66 years
Weather: Partly Cloudy	Temperature: 70 - 80 degrees	Viewed From: Driveway

Attendees:

Client's son and their real estate agent


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

-  ◆ The following are considerations are BEYOND THE SCOPE of this commercial inspection, however you may want to have them assessed by the appropriate specialists. DESIGN REVIEW and CONSIDERATIONS FOR NATURAL DISASTERS (earthquakes, fires, floods, etc.), INSECT/RODENT INFESTATION, ENVIRONMENTAL CONSIDERATIONS (mold, indoor air quality), ADA and FHA REQUIREMENTS, LOCAL ZONING REQUIREMENTS, SECURITY SYSTEMS and LONG TERM COSTS.
- ◆ NOTE: Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision. We recommend that you consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.
- ◆ NOTE: 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: Photographs have been provided as examples of some of the issues identified in this report but are not meant to represent every defect or every instance of a given defect that has been found. The full report should be consulted for further information.
- ◆ 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 qualified drainage specialist.
- ◆ NOTE: We are not geo-technical, civil, or structural engineers and cannot render an opinion regarding soil stability or potential for movement. If you wish information regarding soils and/or movement, we recommend you consult with a licensed engineer.
- ◆ 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.

Building Description

- ◆ Building Description: This is an approximately 3,700 square foot, two story residential building.

Inspection Scope

-  ◆ This inspection was completed according to the Standards of Practice of ASTM E2018-15 and BPG. The entire ASTM standard was not addressed, only portions per our inspection Authorization and Agreement. The ASTM guidelines define the scope and procedures of the inspection. A copy of the ASTM standard is available upon

request and should be referenced for the entire scope of this Property Condition Assessment (PCA). Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.

Per your request and in accordance with our proposal, a visual inspection was performed of the property. This assessment meets or exceeds the **selected** areas stated in our proposal of the ASTM E2018-15 standard for Property Condition Assessments.

The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. **Uncertainty Not Eliminated**—No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. This inspection and preparation of this report is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. There is also inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Specific Point in Time—A user should only rely on the PCR for the point in time at which the consultant's observations and research were conducted. Our best efforts were applied but this inspection did not reveal all defects. Additional testing and inspection might reveal defects that are not noted in this report.

Site-Specific—The PCA performed is site-specific in that it relates to the physical condition of real property improvements on a specific parcel of commercial real estate. Consequently, this report possible does not address many additional issues in real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions.

This report is based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. This was not an inspection for building standards compliance (code issues). Also this was not an inspection for ADA, fire safety or other types of municipality occupancy requirements. Understand that municipality requirements are separate from this effort and some, if required could be expensive to correct/install. Reference the various municipality inspections for their requirements.

Inspector is not required to move furniture, appliances, storage, or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during building remodeling, therefore, BPG does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course

of a normal inspection. Additionally, most buildings continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair or minor building maintenance or repair items discovered after our inspection.

The following are specifically excluded from our inspection: interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup and systems which are shut down or not accessible to the inspector.

Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.

Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this guide.

The field observer DID NOT take measurements and prepare calculations physically to determine gross area of the building or any component.

Building Standards

- ◆ We do not inspect for building standard or occupancy compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Some municipalities require an inspection at a change of ownership and some do not. Some ask for updates to changes in standards for safety requirements; others allow the older standards under a "grandfather" provision. Our inspectors have general knowledge about building standards and can answer many related questions, but they have no legal authority to mandate compliance to the various standards. That task belongs to the appropriate municipal authorities. This report does not attempt to list all possible building standard or occupancy infractions.

Deviations From The Guide (ASTM E2018-15)

- ◆ The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not been followed exactly and this report was not peer reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

Representative Observations

- ◆ Representative Observations—The purpose of conducting representative observations is to convey the expected magnitude of commonly encountered or anticipated conditions. The field observer may survey sufficient units, areas, systems, buildings, etc. so as to comment with reasonable confidence as to the representative presence of physical deficiencies at such repetitive or similar areas, systems, buildings, etc.. The descriptions and observations provided in this report are to be construed as representative of all similar improvements.

Explanation of Findings - The inspector is not expected to survey every recurring component or system during a walk-through survey. For example, it is not the intent to survey every RTU, balcony, window, roof, utility closet, every square foot of roofing, etc. Only representative observations of such areas are to be surveyed. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

Professional Opinion

- ◆ This report is our professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and

cannot eliminate all the risks of purchase. We help you assess risks; we do not assume them for you. The Inspector provides a professional opinion, which may vary among technical experts.

Additional Considerations

- ◆ Following are several non-scope considerations that users may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FHA Requirements, Mold, Indoor Air Quality, Property Security Systems, Long Term Costs.


Tenant Equipment Excluded

- ◆ Note: Any tenant owned equipment was NOT inspected or tested in any way.

Environmental

- ◆ Inspection, evaluation, testing and comment on environmental issues or concerns (including ASBESTOS, MOLD, LEAD, etc), is beyond the scope of this inspection. We recommend you have an Environmental Site Assessment at this time (Phase 1) for disclosure of any possible environmental conditions.

Municipality Inspections

-  ◆ Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

Opinion Of Probable Cost

- ◆ This report provides recommendations, preliminary cost estimates and priorities for: remedying major deficiencies, updating ageing major components, and undertaking further detailed investigations. The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building.

The estimated opinions of probable costs are for the suggested remediation of the physical deficiencies or modernization of outdated systems or components. The cost are based on the consultants resources and experience. These costs are intended to assist you in developing a general understanding of the physical condition of the subject property, and should be construed as preliminary numbers ONLY. The cost estimates provide an order of magnitude; therefore, to attain precise figures professional contractors should be consulted. Cost estimates are only provided for those items, or group of items, thought to cost about \$3000 or more. Based on the consultants judgement costs less than \$3000 may be included in this report. The estimates could vary by as much as 10 - 50%.

Statement Of Qualifications

- ◆ This report was not peer reviewed. The inspector has had the dual responsibility of the Field Observer and the Property Condition Report (PCR) reviewer.

Limiting Conditions

- ◆ Exterior vegetation, enclosed conditions, storage/furniture/equipment, lack of complete access such as in attics, crawl spaces and locked rooms prevented seeing various areas of the buildings and might of concealed items not noted in this report.

Document Review and Interviews

- ◆ As we agreed in our Inspection Agreement, the entire Section 7 of the relevant ASTM 2018 standard, Document Reviews and Interviews, is excluded from this effort. Section 7 includes information such as Government Agency Provided Information, Publicly Available Documents, Pre-Survey Questionnaire, Owner/User Provided Documentation and Information and Interviews.

ADA Survey

- ◆ An ADA survey was NOT part of this PCA. Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of areas of public accommodations and commercial facilities on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

At a office property with interior common areas, the areas considered as public accommodations are the site itself, parking, the exterior accessible route, the interior accessible route up to the tenant lease lines, and the interior common areas, including the common area restrooms. ADA compliance issues inside tenant spaces are not within the scope of the survey.

- ◆ The facility generally appears to be accessible as stated within the defined priorities of Title III of the Americans with Disabilities Act. A full ADA Compliance Survey may reveal some aspects of the property that are not in compliance.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of areas of public accommodations and commercial facilities on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the PCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in BPG's Abbreviated Accessibility Checklist provided in Appendix D of this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of BPG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

At a office property with interior common areas, the areas considered as public accommodations are the site itself, parking, the exterior accessible route, the interior accessible route up to the tenant lease lines, and the interior common areas, including the common area restrooms. ADA compliance issues inside tenant spaces are not within the scope of the survey.

Photographs

- ◆ Photos are inserted throughout the report and are intended to be used to further explain the conditions described. The photographs may not show the entire deficiency or all occurrences of the same deficiency. Photographs should include as a minimum: front and typical elevations and exteriors, site work, parking areas, roofing, structural systems, plumbing, HVAC, and electrical systems, conveyance systems, life safety systems, representative interiors, and any special or unusual conditions present, provided that such building systems and components are within the scope of the PCA as defined between the user and consultant.

Deviations From ASTM Guide

- ◆ Reference Inspection Agreement. The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not been followed exactly and this report was not peer reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

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: Raised perimeter (concrete block) Wood frame	Post Type: Wood	Floor System: Wood joists
Subfloor: 1x wood	Crawlspace Access - Inspection: Garage	

Inspection Items


FOUNDATION, SEISMIC [Inspected]

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- ◆ The property features a concrete block foundation instead of poured concrete. This is an approved construction method and no particular deficiencies were observed, however this material may not be as structurally sound as concrete. If more information is desired, we recommend referral with a licensed foundation contractor and/or a licensed structural engineer.



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- ◆ We observed a white, powdery material on portions of the building's raised concrete block foundation walls. 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. We recommend attention to grading and drainage to help minimize future efflorescence, and to help maximize the service life.



- 
- ◆ 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. If more information, further evaluation and/or upgrading is desired, we referral with a qualified seismic retrofit specialist.



- ◆ Considering this is an older structure, seismic retrofit work should be considered. If more information, further evaluation and/or upgrading is desired, we referral with a qualified seismic retrofit specialist.

CRAWLSPACE, MOISTURE [Inspected]

- ◆ The crawl space soil was dry at the time of inspection, however there was evidence of past water entry and accumulation. The seller(s) 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.
- ◆ Stored personal items were observed in the subarea. We recommend all stored items be removed to allow for full access and inspection, and to help prevent the infestation of wood destroying organisms.
- ◆ We observed evidence of past rodent activity (droppings) in the crawl space, however we were unable to determine if there is current activity. We recommend setting traps or bait, and if necessary the services of an exterminator. We also recommend rescreening and sealing all vents and access openings.

SUBFLOOR, INSULATION, VENTILATION, SCREENS [Inspected]

- ◆ 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.



- ◆ There was no subfloor insulation installed in the subarea. Upgrading should be considered for improved energy efficiency and interior comfort.



- ◆ Water stains were observed on the subflooring and/or framing under the kitchen and bathrooms - as seen from the crawl space. The areas were dry at the time of this inspection, and no damage was evident. We recommend review of the most current structural pest/wood destroying organism control inspection report for possible additional information, periodic inspection for evidence of active leakage and repairs made if deemed necessary.



JOISTS, PIERS, POSTS, BEAMS, MUDSILL [Inspected]

- ◆ A few of the building's support piers and/or concrete pier pads located in the crawl space have shifted or settled. This may affect their ability to perform as designed. We recommend referral with a qualified licensed general contractor and/or the appropriate trades person(s) or specialist(s) for further evaluation and repair as deemed necessary to ensure that they provide full support. Estimated repair costs \$1000 - \$5000.



- ◆ A few of the building's support piers located in the crawl space have been amateurishly shimmed. No particular deficiencies were noted, however upgrading or modification by a qualified licensed general contractor and/or the appropriate trades person(s) or specialist(s) should be considered to ensure proper function.



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: Wood siding Concrete Block	Driveway - Walkways and Patio: Concrete Pavers	Grading and Drainage: Sloped Downspouts routed into underground drains Surface drainage system French drain system (per seller)
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Inspection Items

SIDING [Inspected]

- ◆ The building's exterior siding materials showed areas of typical wear & tear, but appeared to be in generally serviceable condition.
- ⬆ ◆ The masonry block walls appear to be solid, and are a structural element of the building. We could not confirm that the walls are steel reinforced. Verifying existence and/or placement of reinforcing is beyond the scope of this inspection. If further evaluation is desired, we recommend referral with a licensed general contractor or masonry contractor who has the necessary equipment to determine if the walls are reinforced.
- ⬆ ◆ As preventive maintenance, we recommend that all doors, windows, and plumbing and electrical entry points be caulked to help prevent conditioned air loss, exterior air infiltration, and moisture entry.

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

- ⬆ ◆ Stains were observed on the underside of the roof eaves. These conditions may be the result of past roof leakage, however there could be other causes. We recommend referral with a licensed roofing contractor for further evaluation and repair if deemed necessary. We also recommend that they be prepped and refinished for a better appearance.



DECK, BALCONY, PORCH, POSTS, RAILINGS AND STAIRS [Not Inspected]

- ⊗ ◆ NOTE: We were informed that the building has undergone a SB 721 inspection by an outside source, therefore the exterior elevated elements (stairways, hand railings, guard railings, balconies, etc.) and their related components were not inspected and are not included as a part of this inspection report. Review the separate report for information regarding these items. No representations or warranties are provided as to the existing or possible future condition of the exterior stairways, hand railings, guard railings, balconies, etc.

DRIVEWAYS, PARKING LOT, WALKWAYS, RETAINING WALLS [Inspected]

- ⬆ ◆ The retaining wall in place along the right side of the building is leaning, cracked and damaged. We recommend referral with a qualified licensed general contractor for repair or replacement.



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

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

DRAINAGE, GUTTERS, DOWNSPOUTS AND SUMP PUMPS [Inspected]

- ◆ 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(s) and occupants for possible additional information, and monitoring during rainy periods. If further evaluation is desired, we recommend referral with a qualified drainage specialist.



- ◆ We were informed that there is some type of underground "french" drain system in place. Because it is inaccessible for inspection, we were unable to verify its presence, and condition. We recommend referral with the seller(s) and the person(s) or company that performed the work for possible additional information. If further evaluation is desired, we recommend referral with a qualified drainage specialist.
- ◆ Two sump pumps have been installed in the crawl space to remove occasional water entry. The pumps were not observed under actual working conditions, however the pump motors were found to be operating. We recommend that proper operation be verified during periods of rain.



- ◆ The sump pumps located in the crawl space have been installed in a temporary, substandard and amateurish manner, and may not be fully effective when needed. We recommend the sump pumps be professionally installed by a qualified drainage specialist to ensure proper function.
- ◆ We recommend monitoring the drainage performance during periods of extended rain, and drainage improvements made if deemed necessary. For additional information we recommend referral with a qualified drainage specialist.

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

- ◆ Sections of the fencing in place along the rear of the property were loose, wobbly and/or leaning. We recommend that the fence be resupported, repaired or replaced as deemed necessary to ensure proper function and to help maximize the service life.



- ◆ NOTE: Fences are continually exposed to the elements and are subject to moisture and UV damage over time. We recommend that they be kept clear of sprinkler, debris and soil contact if possible, and periodically painted or sealed with a wood preservative to help maximize the service life.
- ◆ 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.

4. Roofing

Styles & Materials

Roofing Material / Age / Number of Layers: Built-up membrane Age of Roof Unknown	Roof Slope: Low pitch	Roof drainage: Gutters and downspouts
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Inspection Items

ROOFING SURFACE, NUMBER OF LAYERS [Not Inspected]

- ✖ ◆ NOTE: We were informed that the roof had been evaluated by a separate roofing contractor, therefore the roof and it's related components were not inspected and are not included as a part of this inspection report. Review the separate report for information regarding the roof. No representations or warranties are provided as to the existing or possible future condition of the roof.

PLUMBING VENTS, APPLIANCE VENTS, FLASHINGS [Not Inspected]

ROOF DRAINAGE - GUTTERS AND DOWNSPOUTS [Not Inspected]

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 the structure is vacant and can lead to leakage, however these leaks often will not reveal themselves until the building is occupied and in full use. For example, a drain leak from an upper floor fixture may not be apparent on a lower floor wall or ceiling surface until after the inspection. Additionally, drains may not backup during the inspection because the structure cannot be fully "water tested". 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: Left rear	Main water valve location: In the meter box at the street	Sewer cleanout location: Multiple locations
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Potable water source: Public	House water supply material: Copper where visible	Waste drain material: Copper Cast iron Galvanized ABS Plastic
Water Heater - Date of Manufacture: Each unit is provided with a water heater 2023 2017 2016 2011 2008	Water heater power source - Capacity: Natural Gas 40 gallons 28 gallons 38 gallons	Water Heater location: Laundry room Crawl space

Inspection Items


SUPPLY PIPES, FLOW, PRESSURE, GAS PIPES [Inspected]

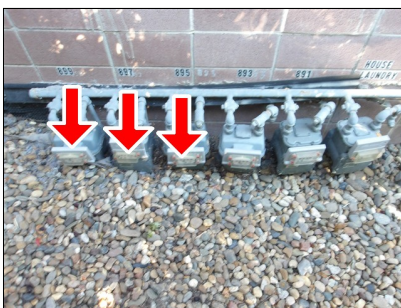
-  ♦ The main water shut-off valves are located inside the water meter boxes near the street. This valve can be used to shut off the water for maintenance or repairs, and in the event of an emergency, but requires a special "T handle" wrench, and is often difficult to turn. As an upgrade, we recommend consideration be given to installing a main water shut-off valve at the exterior of the building.
-  ♦ Yellow corrugated stainless-steel tubing (CSST) has been installed at this property, and as of January 1, 2019, California State law requires home inspectors to include the following comments if this material is observed during the course of the inspection: Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor. We recommend review by a licensed electrician to be assured that the installation conforms to current standards.

GAS SERVICE, GAS METER [Inspected]

-  ♦ There was no gas valve shut off wrench observed near the gas meters. We recommend that a wrench be attached to, or stored near the meters 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.



-  ♦ The base of some of the gas meter housings are in contact with the soil. This condition can lead to corrosion and deterioration. We recommend all soil contact be eliminated and maintained.



DRAIN, WASTE, VENT [Inspected]**WATER CONNECTIONS, TEMPERATURE/PRESSURE RELIEF VALVE** [Inspected]

- ✘ ◆ The house, #891, #893 and #897 water heater temperature & pressure relief (TPR) valves lacked a discharge drain pipe. We recommend that discharge pipes be installed by a qualified water heater specialist or licensed plumber and routed to the exterior or another location conforming to local requirements. Estimated installation costs \$100 - \$350 each.



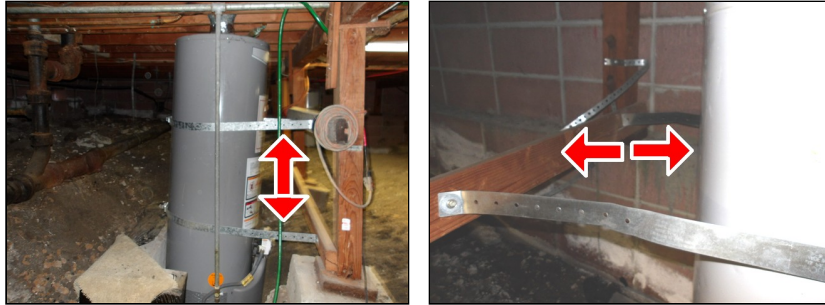
- ☒ ◆ The #895, #897 and #899 water heater temperature & pressure relief (TPR) valve discharge lines terminate in the crawl space. We recommend that discharge pipes be modified by a qualified water heater specialist or licensed plumber and routed to the exterior or another location conforming to local requirements.



- ☒ ◆ The water heater temperature & pressure relief (TPR) valve discharge pipes is not routed to the exterior, and because of the location of the water heaters, it may not be practical to route them the to the exterior as required. We recommend the installation of a "Watts 210" valve - which will eliminate the need for a traditional relief valve. Contact a qualified water heater specialist or licensed plumber for more information.
- ◆ NOTE: We do not test water heater temperature & pressure relief (TPR) valves as they often leak after being operated. If the valve fails to reset and leaks, replacement is necessary. We recommend either the valves be tested annually with an expectation of possible replacement or simply replaced every three years.

SEISMIC BRACING [Inspected]

- ✘ ◆ #897: The water heater was strapped in the lower and upper third of the tank, however the straps do not encircle the tank and there is a large gap observed between the tank and the framing. We recommend that the strapping be modified and reconfigured in accordance with present standards by a qualified water heater specialist or licensed plumber to help prevent movement in the event of seismic activity. Estimated repair cost \$100 - \$350.



- ✘ ◆ #899: There was no strap installed in the lower third of the water heater tank, the strap does not encircle the tank and there is a large gap observed between the tank and the framing. We recommend that the strapping be modified and reconfigured in accordance with present standards by a qualified water heater specialist or licensed plumber to help prevent movement in the event of seismic activity. Estimated repair cost \$100 - \$350.



- ◆ NOTE: The local building jurisdiction may have strapping requirements that differ from the State.

VENTING, DRAFT HOOD [Inspected]

GAS SUPPLY, COMBUSTION AIR [Inspected]

- ☒ ◆ The water heater gas supply piping does not include a T-pipe extension to collect condensation and debris, as this is considered good practice. In the course of future upgrading or repair, a "drip leg" should be added to the gas piping just ahead of the connectors.
- ◆ NOTE: Combustion air (fresh air) provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met. It is important to keep all combustion air openings clear of obstructions.

ELEVATION, LOCATION, ACCESS [Inspected]

GENERAL CONDITION [Inspected]

- ◆ The water heaters responded to normal operating controls and their visible components appeared to be in generally serviceable condition. We recommend routine maintenance and periodic inspection by a qualified water heater specialist or licensed plumber to ensure safe and proper operation and to help maximize their service life.
- ◆ The water heaters were manufactured in 2008, 2011, 2016, 2017 and 2023, however we were unable to determine when they were installed. The average service life of a gas-fired water heater is generally 10+ years. We recommend routine maintenance and periodic inspection by a qualified water heater specialist or licensed plumber to ensure safe and proper operation and to help maximize their service life.

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: 200 amperes 50 amps per unit	Main service panel location: Garage	Service type - Wire material - Voltage: Underground Copper Tinned copper 120/240 volts (3 cables)
Circuit Protection Type: Circuit breakers Cartridge fuses	Subpanel location(s): Bedroom closet Hall closet	Wiring type: Nonmetallic Sheathed Cable (Romex) Flexible Metal or Plastic Conduit (BX - Flex) Rigid Metal Conduit (Rigid)



Inspection Items

INCOMING SERVICE, MAST, METER [Inspected]


MAIN PANEL, SERVICE [Inspected]

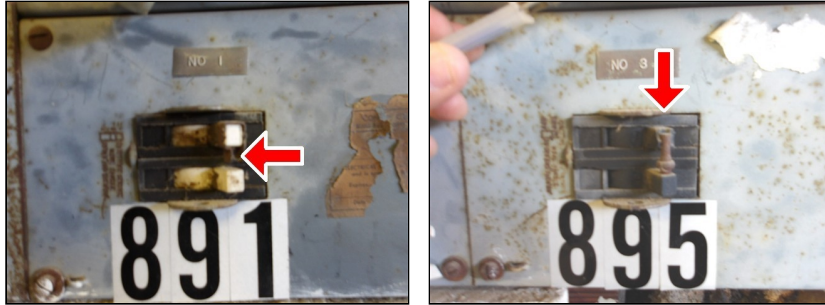
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- ◆ The main electrical panel utilizes an outdated knife-type disconnect that has no "dead front" cover to protect the wiring and prevent accidental contact. We recommend that consideration be given to replacing the panel with a modern panel by a licensed electrician.



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- ◆ The main electrical panel is older and utilizes outdated "cartridge fuse" technology. Upgrading of the panel should be considered, or performed in the course of ongoing improvement and/or remodeling.
- 
- ◆ The main electrical panels in place for each unit were manufactured by *Zinsco Electric*. Some of the equipment produced by this company has been associated with product defects, and failure of their overcurrent protection devices (circuit breakers). Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and recommend referral with a licensed electrician for further evaluation, and replacement of this equipment should be considered and anticipated.



- 
- ◆ #891, #895: The breakers were damaged and/or not tied together. We recommend referral with a licensed electrician for further evaluation and repair as deemed necessary to ensure proper function and maximum safety. Estimated repair/replacement cost \$250 - \$500 each.

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

- ☒ ◆ #893: One of the circuit breakers located in the electrical subpanel was shut off at the time of this inspection. We did not activate the breaker, or energize the circuit because doing so could create a hazard. We recommend asking the occupant(s) or seller(s) why the breaker is in the OFF position, and referral with a licensed electrician if further evaluation is desired.



- ☒ ◆ #895: One of the electrical subpanel panel cover screws was missing. We recommend replacement with an approved blunt-end screw to ensure proper function.



- ☒ ◆ The electrical subpanels are located in closets - which is no longer approved. This is a common finding in older construction, however we recommend that proper clearances be maintained in front of the panels at all times, and eventual replacement or relocation should be anticipated.
- ☒ ◆ The electrical subpanels were manufactured by Federal Pacific Electric (FPE). Some of the equipment produced by this company has been associated with product defects, including failure of the overcurrent devices (circuit breakers) and rare cases of fires. Therefore these panels should be considered potentially unreliable and hazardous. Although there was no evidence of overheating or failure of the breakers, we cannot predict the likeliness of failure and strongly recommend referral with a licensed electrician for further evaluation, and that replacement of this equipment be considered and anticipated.



- ◆ 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]

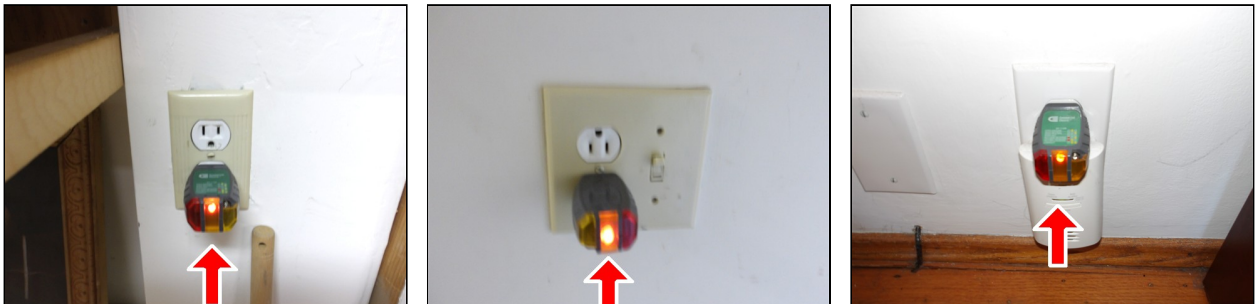
WIRING [Inspected]

- ◆ We observed an uncovered electrical junction box in the garage. We recommend that it be fitted with an approved cover plate to protect the wiring from accidental contact and physical damage. Estimated replacement cost \$5 - \$10 for the cover + labor.

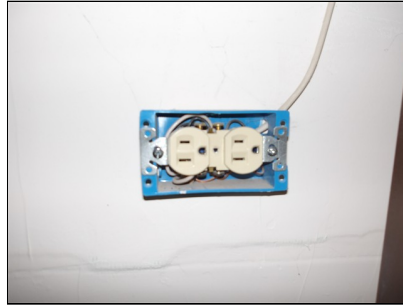
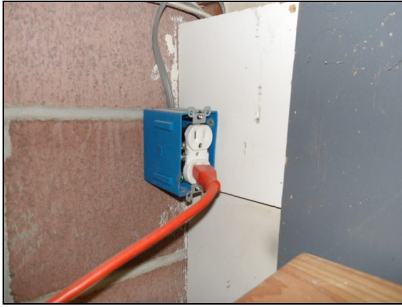


RECEPTACLES [Inspected]

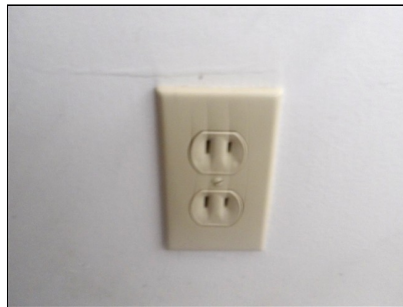
- ◆ Several of the three prong electrical receptacles tested were found to be ungrounded. This is a common finding in older buildings. At a minimum, we recommend that they be retrofitted back to their original two prong configuration. Ideally, we recommend that they be properly grounded by a licensed electrician to ensure proper function and maximum safety. Estimated repair cost is \$100s - \$1000s of dollars depending on the number of ungrounded electrical receptacles to be grounded and the complexity of the repair.



- ◆ The cover plates were missing at some of the electrical receptacles located in the garage and in the adjacent office/ storage areas. We recommend that they be fitted with approved cover plates to protect the wiring from accidental contact and physical damage. Estimated replacement cost \$3 - \$5 for each cover + labor.



- ◆ There are some remaining ungrounded two prong electrical receptacles. This is typical in buildings of this age, however we recommend that all of the ungrounded two prong electrical receptacles be upgraded and grounded in the course of ongoing improvements for user convenience and maximum safety.



- ◆ NOTE: Only the accessible electrical receptacles were tested. Additional reportable conditions may be present that we were unable to access or view.

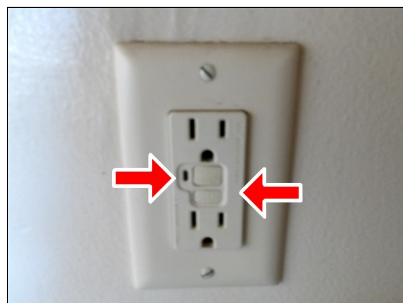
LIGHTS [Inspected]

SWITCHES [Inspected]

GFCI, AFCI [Inspected]

- ◆ Ground fault circuit interrupter (GFCI) protection devices have been installed in several locations throughout the building. GFCIs are modern wall receptacles or circuit breakers, designed to protect occupants from electric shock. Although not required at the time of construction, GFCIs are now 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. Additionally, GFCI devices should be tested periodically in accordance with the manufacturer's recommendations to ensure that they continue to provide the necessary protection.

GFCI TIMELINE: Exterior Only 1973, Bathroom 1977, Garage 1987, Kitchen 1993



- ⚡ ♦ There did not appear to be any Arc Fault Circuit Interrupter (AFCI) protection devices installed in this building. AFCIs are electrical devices 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. We recommend referral with a licensed electrician for more information and upgrading.

GROUNDING BONDING [Inspected]

- ⚡ ♦ We were unable to visually confirm the presence of a properly installed electrical grounding electrode. Additionally, we were unable to determine if the above ground metal piping in this building was properly bonded to the grounding system. If more information and/or confirmation is desired, we recommend referral with a licensed electrician.

GENERAL INFO, DOORBELL, CEILING FAN, MISC.

- ♦ 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.

7. Heating and Cooling

Our inspection of the heating and cooling systems 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 furnaces 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: 2010 2008	Energy Source - Type: Natural Gas Wall heaters	AC Age: Unknown
AC type - Capacity: Single package system		

Inspection Items

WALL HEATER [Inspected]

- ✖ ♦ #891: The wall heater pilot light was lit, however it failed to respond to the thermostat when tested. We recommend a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor be retained for further evaluation and repair as deemed necessary. Estimated repair cost of \$150 - \$500.



- ♦ #893, #895, #897: The wall heaters responded to normal operating controls and the visible components appeared to be in generally serviceable condition. We recommend routine maintenance and periodic inspection by a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor to ensure safe and proper operation and to help maximize their service life.

- #899: The pilot light for the wall heater was shut off at the time of the inspection, therefore we cannot comment on it's function or condition. We recommend verification of proper operation once service has been restored. Estimated repair cost of \$150 - \$500.



- The wall heaters are in need of cleaning and servicing. We recommend a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor be retained to clean and service the units to ensure safe and efficient operation and to help maximize their service life.
- The heat exchanger, also referred to as the combustion chamber, is the portion of the furnace where combustion takes place. The heat exchangers were primarily inaccessible, and we could not certify that there are no cracks. If confirmation is desired, we recommend further evaluation by a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor.
- The wall heaters were manufactured in 2000, 2008 and 2010, however we were unable to determine when they were installed. The average service life of a gas-fired wall heater is generally 15+ years. We recommend routine maintenance and periodic inspection by a licensed Heating, Ventilation & Air Conditioning (HVAC) contractor to help keep them functioning safely and efficiently, and to help maximize their service life.
- NOTE: Adequate clearances to personal items as well as furniture, draperies and other combustible materials should be maintained at all times. This will ensure adequate heat distribution and safe operation.
- NOTE: Combustion air (fresh air) provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met. It is important to keep all combustion air openings clear of obstructions.

AIR CONDITIONING [Inspected]

- The wall and window mounted air conditioning units responded to normal operating control and their visible components appeared to be in generally serviceable condition.

8. Attic

Styles & Materials

Attic Location:

Low roof slope - No attic

Inspection Items

9. Garage

Our inspection of the garages 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: Attached garage

Doors: sectional roll-up

No garage door opener

Garage interior: Finished

Inspection Items

FIREWALL, FIRE DOOR, SLAB, SURFACES [Inspected]

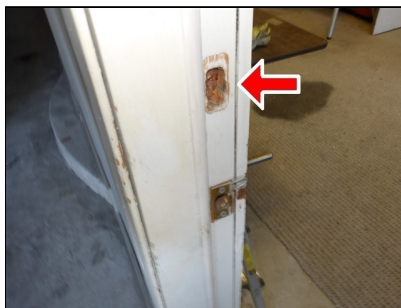
- ◆ The garage/interior passage door was not an approved fire door. By today's standards, any door between the garage and the living space should be an approved fire-rated door (1 3/8" solid core) with a self-closing mechanism. Upgrading should be considered for maximum safety.



- ◆ Cracks were observed in the garage and carport concrete slab floors. This is not unusual, however we recommend the cracks be sealed or patched to help prevent potential water entry and subsequent cracking and/or other damage. If more information, further evaluation and/or repair is desired, we recommend referral with a licensed concrete contractor.

**GARAGE DOOR, OPENER, SIDE DOOR** [Inspected]

- ◆ The strike plate was missing from the carport/garage passage door frame. We recommend it be replaced to ensure proper function.

**LIMITATIONS, FRAMING, VENTS** [Inspected]

- ◆ NOTE: Due to the presence of equipment, personal belongings, etc., access to portions of the garage was limited. Conditions in need of attention or repair may be discovered once the garage is completely cleared.

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 buildings, 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:	Window Style - Type - Material:	
Floors: Carpet	Horizontal Sliding	
Floors: Wood	Casement	
Floors: Tile	Single-hung	
Floors: Vinyl	Single pane	
Floors: Laminate	Double pane	
	Metal	
	Vinyl	

- Inspection Items
- SMOKE ALARMS, Co ALARMS, FIRE EXTINGUISHERS, EXIT SIGNS

[Inspected]

◆ The smoke alarms and carbon monoxide detectors appeared to be appropriately located in this building. The units were inspected for location only and were not operated using the test buttons. For future reference, testing with only the built-in test button, verifies proper battery and horn function, but does not test the smoke sensor. Smoke and Carbon Monoxide detectors should be tested periodically in accordance with the manufacturers recommendations to ensure that they remain operational.

◆ Fire extinguishers were observed in four (4) locations, however this may not meet current local requirements. If more information is desired, we recommend referral with the local authority.

DOORS

[Inspected]

◆ Some of the doors lacked door stops. This can allow the handles to hit the walls. We recommend that all of the doors be equipped with appropriate door stops to help prevent potential damage to the walls.

◆ A few of the interior doors rubbed on the frames. Additionally, a few of the doors did not latch properly. We recommend adjustment or repair as deemed necessary to restore proper operation.

◆ #891: The strike plate was missing from the left rear bedroom door frame. We recommend it be replaced to ensure proper function.
-
- #891
- ◆ The center floor guides were missing at the base of several of the closet doors. We recommend replacement to keep the doors from swinging.
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**WINDOWS** [Inspected]

- ✘ ◆ #893: The lift & hold mechanism(s) in place on the window located above the air conditioner were damaged or defective. We recommend referral with a licensed window contractor for repair as deemed necessary to restore proper function. Estimated repair cost \$150 - \$500.



- ✘ ◆ #895: We observed what appears to be evidence of condensation between the panes of glass in the front bedroom windows. This suggests a failed seal between the glass panes. We recommend that all failed insulated glass units be replaced by a licensed window contractor to restore proper function and for a better appearance. estimated replacement cost \$500 - \$1500 each.



- ☐ ◆ The bedroom windows in the are more than 44" above the floor - which is the current standard for egress in the event of an emergency. Additionally, the windows in the bedroom are too small by present standards. Current requirements are a minimum of 20" x 24", to provide a means of a escape in the event of a fire, and exterior access by a fire-fighter. If more information is desired, we recommend referral with a general contractor or the local Building Department. Upgrading should be considered for maximum safety.



- ◆ Tempered safety glass is now required in the following locations: Windows less than 18" above the floor, stairwell windows, bathroom windows, including shower doors/enclosures and mirrors, and all door glass. Upgrading these locations should be considered for maximum safety.
- ◆ 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.

WALLS, CEILINGS, FLOORS [Inspected]

- ◆ NOTE: The inspection of many of the interior walls and finished surfaces was limited due to furnishings and personal storage, and should be considered inaccessible. Conditions in need of repair, but not limited to, loose or uncovered electrical wall receptacles, wall damage, water stains, and/or surface activity may be discovered once the rooms are cleared of possessions.
- ◆ We observed cracks in some of the walls. This type of cracking is a likely indication of settlement or movement in the structure, however there could be other causes. We recommend that the cracks be prepped and refinished for a better appearance. We also recommend attention to grading and drainage to help minimize additional settlement or movement in the structure. If more information and/or further evaluation is desired, we recommend referral with the appropriate structural and/or soils engineers.



- ◆ The interior floors may be technically out of level in some areas. This could be the result of past settlement and/or movement in the structure, however there could be other causes. 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. If more information and/or further evaluation is desired, we recommend referral with a qualified floor level specialist and/or the appropriate structural and/or soils engineers.

11. Kitchen

Our inspection of the kitchens 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 Garbage disposals Dishwashers Exhaust Fans Refrigerators		
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Inspection Items

- CABINETS, COUNTERTOP, APPLIANCE CONDITION** [Inspected]
- ◆ NOTE: There was storage inside of the kitchen sink cabinets. Conditions in need of attention or repair may be discovered once the cabinets are made fully accessible.
- SINKS, HOT WATER, PLUMBING** [Inspected]
- DISHWASHER, AIR GAP, DISPOSAL** [Inspected]
- RANGES, OVENS, COOKTOPS, MICROWAVE** [Inspected]
- 🔍 ◆ #897: The light in the kitchen cooking range oven is not functional. We recommend replacement of the bulb, and if still not working, a qualified kitchen appliance technician should be retained to make repairs as deemed necessary.



- 🔍 ◆ #899: The gas shut off valve for the kitchen cooking range was not accessible as required by present standards. We recommend modification to allow for easier servicing, and to quickly shut off the unit in the event of an emergency.
- 🔍 ◆ There may not be any anti-tip hardware in place for the kitchen cooking ranges. This is a safety feature that prevents the oven from tipping if a young child climbs on the open oven door. Although this feature may not have been available when the units were manufactured or installed, we recommend further evaluation and installation if deemed necessary for maximum safety.

EXHAUST, COMPACTOR, PROCESSOR [Inspected]

12. Bathrooms

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

Inspection Items

- SINK, BATHTUB** [Inspected]
- 🔍 ◆ # 891, #893, #899: The flexible drain assembly arms installed under the bathroom sinks are more prone to clogging and leakage. We recommend replacement with rigid piping as a preventative measure.



- ◆ #897: The bathtub drain stop was not operational. We recommend adjustment or repair as deemed necessary to restore proper function.

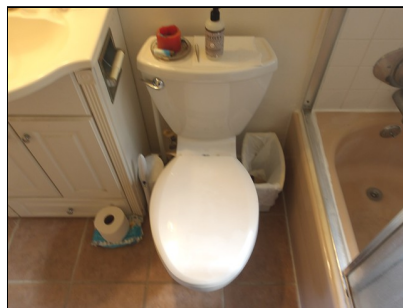


FAUCETS, FIXTURES [Inspected]

FLOOR, WALL, CEILING, VENTILATION [Inspected]

TOILETS [Inspected]

- ◆ #893: The bathroom toilet was found to be slightly loose at the floor. While no damage was evident, this can be conducive to water leakage and/or damage. At a minimum, we recommend that the toilet be tightened. Ideally, the toilet should be removed and reset upon a new wax ring if deemed necessary. Any damage discovered in the course of this work should be repaired at this time.



- ◆ 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]

CABINETS, COUNTERTOP, MISCELLANEOUS [Inspected]

- ◆ NOTE: There was storage inside of the bathroom sink cabinets. Conditions in need of attention or repair may be discovered once the cabinets are made fully accessible.

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

Dryer Hookup: Both 240 electric and gas		
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Inspection Items

HOOKUPS, FAN, FLOOR [Inspected]

- ✖ ♦ Damage was observed at the bottom of the laundry room passage door at the left side. We recommend the door be repaired if possible, or replaced if deemed necessary. Estimated repair/replacement cost \$500 - \$2500.



- ☑ ♦ Cracks were observed in the laundry room concrete slab floor. These are primarily cosmetic considerations, and we only recommend patching or repair for a better appearance and to help maximize the service life.



WASHER, STANDPIPE [Inspected]

- ♦ The hookups for the clothes washer appeared to be in generally serviceable condition. The appliance itself was not tested.

DRYER VENT, GAS VALVE [Inspected]

- ♦ The hookups for the clothes dryer appeared to be in generally serviceable condition. The appliance itself was not tested.
- ☑ ♦ The clothes dryer vent is routed vertically on the wall. This installation is more likely to cause lint clogging inside the duct. Clogged dryer lint ducts can adversely affect the operation of the dryer and can be a potential fire hazard. We recommend they be periodically cleaned to ensure safe and efficient operation of the dryer.



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