



Home Inspection Report



4333 Camellia Court, Pleasanton

Ordered by: Joe Rondone
Maremonte Realty
2418 Westgate Avenue
San Jose, CA 95125


Inspected by: 
Anthony Perjanik
May 11, 2021

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 1970. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Structure

1. The wall framing of the abutment at the front porch shows evidence of water damage. We recommend the advice and services of a licensed structural pest control operator. (See Photo 2)



Photo 02

Exterior

2. The cracked and heaved section of the patio presents a trip hazard. This condition should be corrected for improved safety. (See Photo 1)



Photo 01

3. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 9)



Photo 09

Exterior

4. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 8)



Photo 08

5. Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 3) (See Photo 4)



Photo 03

6. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 7)



Photo 07

Electrical

7. The branch/auxiliary electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by the appropriate trades when the obstructions/storage is removed. (See Photo 5)



Photo 05

8. Exposed wiring inside the kitchen hood cabinet should be relocated, covered or protected by rigid conduit. (See Photo 11)



Photo 11

Plumbing

9. The temperature and pressure relief discharge pipe for the water heater is improper. We recommend the installation of a proper discharge pipe to an approved location. (See Photo 6)



Photo 06

Interior

10. The openings in the interior railings are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 12)

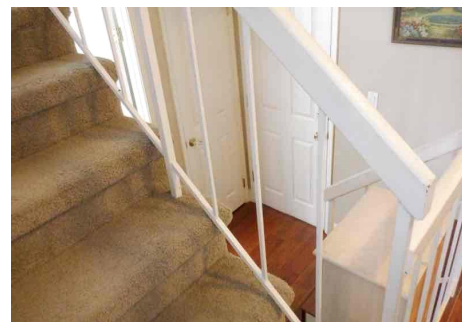


Photo 12

11. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.



12. There is evidence of Vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate trades for all remedial measures necessary. (See Photo 10)



Photo 10

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Plywood or Orientated Strand Board
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Steel Jacks • Wood Floor Beams • Plywood or Orientated Strand Board
Crawlspace/Basement (Access)	• Location: Closet
Foundation	• Poured Concrete Perimeter

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The wall framing of the abutment at the front porch shows evidence of water damage. We recommend the advice and services of a licensed structural pest control operator. (See Photo 2)
2. Larger than normal cracking and/or movement was observed to the concrete floor of the garage. The rate of movement cannot be predicted during a one-time inspection. For additional information a concrete contractor or structural engineer should be consulted to further evaluate this condition.
3. Minor cracks were observed in the foundation walls of the house. This type of cracking usually occurs during the curing process of the foundation as is typical of most houses. If further information is desired in regards to these cracks, the appropriate trades should be engaged.
4. Some of the crawl space support jacks are slightly rusted. We recommend this condition be evaluated by the appropriate tradesperson.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Ground.
Chimney	• Masonry • Method of inspection: From The Ground.
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade

COMMENTS:

For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation item.

1. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
3. We did not go on the surface of the roof. The chimney could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the chimney, we recommend you consult a licensed masonry contractor.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Wood • Stucco
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Concrete
Stairs/Railings/Landings	• Concrete
Exterior Walls	• Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl • Metal
Doors	• Metal • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 3) (See Photo 4)

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The cracked and heaved section of the patio presents a trip hazard. This condition should be corrected for improved safety. (See Photo 1)
- ! 2. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 9)
- ! 3. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 8)
- ! 4. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 7)
5. There are some larger than normal sized cracks in the patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
6. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.
7. The tree proximity at the front of the building could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)
8. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
9. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. There is potential for erosion. If problems are suspected or additional information is desired appropriate trades should be consulted.

10. The lower sliding glass door did not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.

MAINTENANCE ITEMS & GENERAL INFORMATION

11. Portions of the property exhibit signs of expansive soil. When the soil dries it tends to shrink after which large cracks will often appear. When this type of soil is wet it will tend to push objects upwards or outwards. During dry spells the soil will dry from the surface down moving deeper and deeper as time passes. Seasonal changes with this type of soil can dramatically affect the foundation and the level of the home. Maintaining moisture content is very important, along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil from expanding or shrinking excessively. Further information regarding expansive soils could be obtained from a soils engineer.

12. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.
- At the request of the listing agent, the decks and fences of the property were not inspected and are excluded from this report.
- The exterior at the right side of the structure was inaccessible for inspection due to the zero lot line.

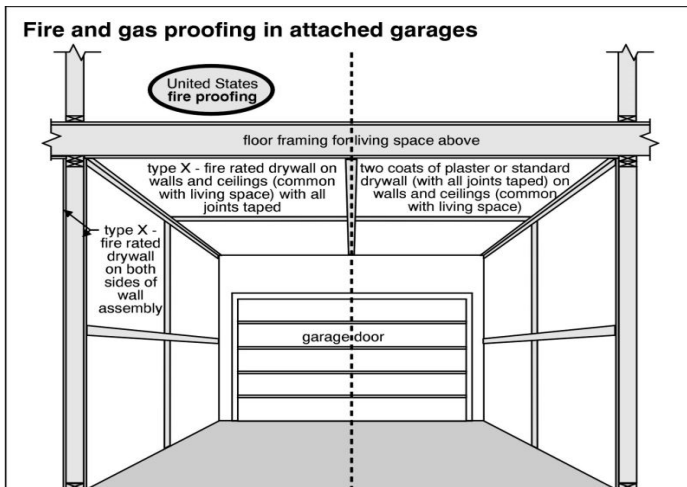


Illustration 3A

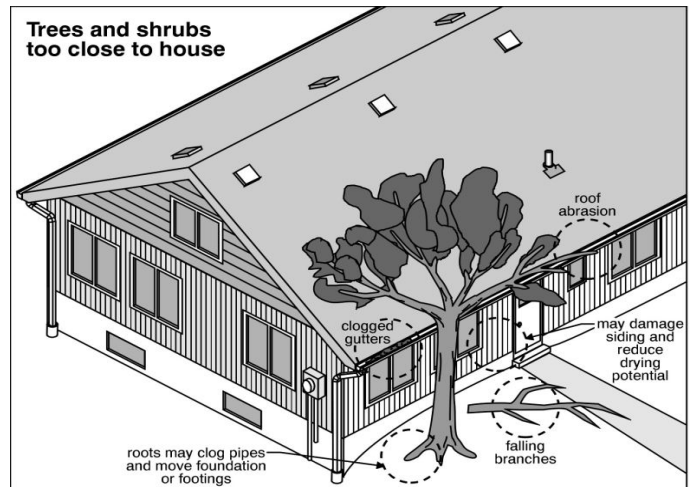


Illustration 3T

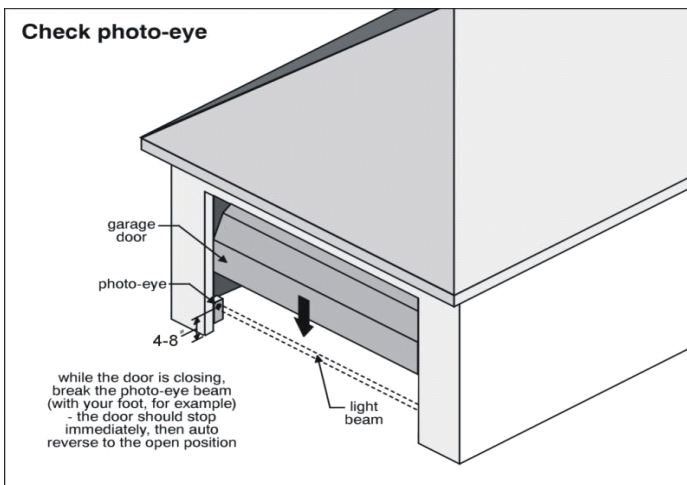


Illustration 3B

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Front
Branch/Auxiliary Panel	• Breakers • Location: Garage • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• None

COMMENTS:

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The branch/auxiliary electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by the appropriate trades when the obstructions/storage is removed. (See Photo 5)
2. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant.
3. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
4. One or more of the lights in the entryway are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
5. The circuitry in the main panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
6. The main panel is located in the closet and/or cabinet, which is prohibited for present installations. To allow access, we recommend clearance be maintained. If applicable removal of the cabinet should also be considered.
- ! 7. Exposed wiring inside the kitchen hood cabinet should be relocated, covered or protected by rigid conduit. (See Photo 11)

MAINTENANCE ITEMS & GENERAL INFORMATION

8. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.
9. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

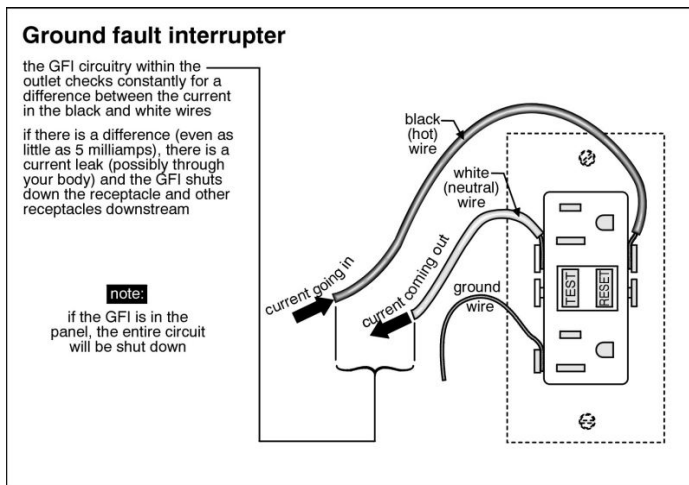
10. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
11. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually

inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.



Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Location: Closet
Distribution/Ducting	• Ductwork

COMMENTS:

The furnace was turned on by normal controls and appeared to function.

MAINTENANCE ITEMS & GENERAL INFORMATION

1. This home is heated with a high efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior. By using sealed combustion chambers, secondary exchangers, and using the heat from exhaust gases, this type of furnace wastes less energy than traditional furnaces.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C

• Electricity • 240 Volt Power Supply

Cooling System

• Air Cooled Central • Manufacturer: Rheem • Location: Exterior Side

COMMENTS:

A temperature drop of 12+ degrees was measured between the air return and register. This suggests that the AC unit is operating within acceptable limits.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Cellulose • Depth (inches): 0-4
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Gable vents • Fascia vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material • Plastic Material
Drain/Waste/Vent	• Plastic Material
Cleanout	• Location: Crawl Space
Main Gas Valve	• Location: Exterior Front
Water Heaters	• Manufacturer: A.O. Smith • Capacity: 50 Gallons • Approximate Age (years): 4 • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The temperature and pressure relief discharge pipe for the water heater is improper. We recommend the installation of a proper discharge pipe to an approved location. (See Photo 6)
2. The metallic supply piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in a loss of water pressure, clogging, and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.
3. The sink was observed to drain slowly at the wet bar, suggesting that an obstruction may exist. We recommend the drain line be further evaluated by appropriate trades and improved for full use of this area.
4. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping under the kitchen sink. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.
5. The shower head in the hall bathroom leaks. We recommend all leaks be repaired.
6. The sink drain was observed to drain slowly in the hall bathroom, suggesting that an obstruction may exist. We recommend the drain line be further evaluated by appropriate trades and improved for full use of this area.
7. The toilet in the master bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

8. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.

- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

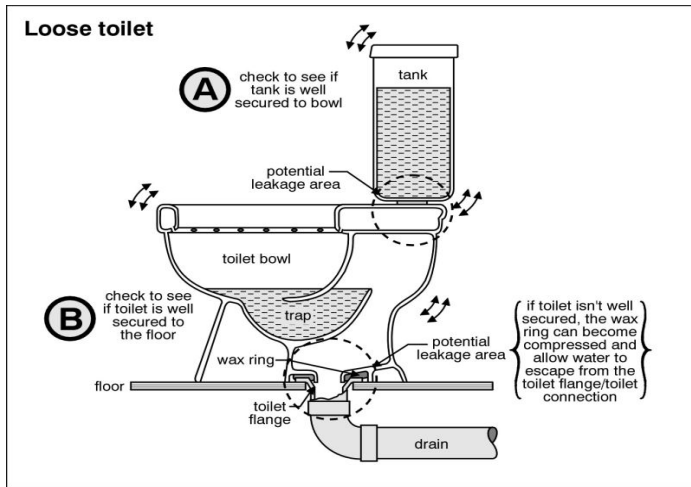


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Microwave • Dishwasher • Waste Disposer
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Tile/Stone • Laminate Flooring
Doors	• Hollow Core
Window Style and Glazing	• Sliders • Double Pane
Stairs/Railings	• Present
Fireplace/Wood Stove	• Wood Stove
Cabinets/Countertops	• Wood • Marble/Granite • Solid Surface
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

- ! 1. The openings in the interior railings are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 12)
- ! 2. There is evidence of Vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate trades for all remedial measures necessary. (See Photo 10)
3. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
4. One or more interior doors do not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.
5. Inspection and operation of the wood stove is beyond the scope of this inspection. It is recommended that the manufacture's specifications for installation, clearance and operation be reviewed before using the stove.
6. It may be desirable to replace the window screens where missing or damaged.
7. Slight gaps and cracks were noted in the interior trim and molding due to shrinkage of the lumber. We recommend that these voids be caulked as necessary.
- ! 8. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.

KITCHEN

9. Cracked, deteriorated and/or missing caulk at the kitchen countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.

BATHROOMS

10. Cracked, deteriorated and/or missing grout and caulk in the master bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

11. ENVIRONMENTAL ISSUES:

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

12. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

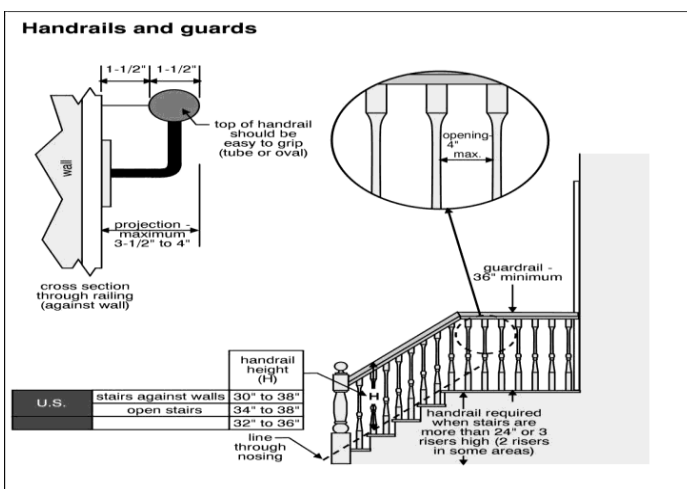
KITCHEN

13. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.



Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03



Photo 04

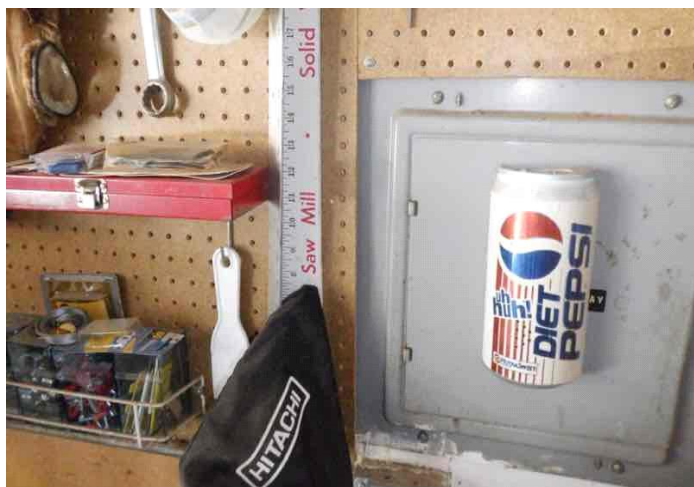


Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Home Inspection Addendum

1. The abutment noted in item one is a outside utility closet for the gas meter. The cabinet is made of concrete, and the damage noted is the platform for brick, and the access door only. It is isolated from the main structure and is not connected to the framing of the home in any way.

4. The staining noted in item four was old evidence from the original outside balcony which leaked decades ago. The previous owners removed the exterior materials, and professionally framed in the balcony converting it to conditioned space. There is no active water intrusion to disclose.

9. Water heater was professionally installed by a licensed plumber.

12. Owners had mice entering the crawl space 4 years ago, and penetrations were found in the crawl space vents. Screens were repaired and sealed. The rodents were trapped and eradicated over a few weeks. There is no active rodent issues at this time. Dropping were from the issue 4 years ago.

DocuSigned by:

Steven M Grant

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DocuSigned by:

Jori K Grant

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5/14/2021