



Inspection Report

Robert & Kathi Hansen

Property Address:
2372 Brandon Miles Way
Brentwood Ca 94513



Elite Home Inspection

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Table of Contents

Cover Page.....	1
Table of Contents	2
Intro Page.....	3
1 Electrical System	4
2 Exterior	7
3 Garage	9
4 Built-In Kitchen Appliances.....	11
5 Interiors.....	14
6 Bathrooms.....	15
7 Plumbing System	16
8 Heating / Central Air Conditioning.....	18
9 Structural Components	21
10 Roofing.....	22
11 Insulation and Ventilation.....	23
General Summary	24
Invoice	26
Back Page	27

Date: 2/16/2024	Time: 02:30 PM	Report ID:
Property: 2372 Brandon Miles Way Brentwood Ca 94513	Customer: Robert & Kathi Hansen	Real Estate Professional: Kevin Vierra EXP

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

This inspection is not a code compliant code inspection. The inspector recommends consulting with the local jurisdiction for more information and further evaluation on local standards.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Mold/fungus is not within the scope of a home inspection. Damage caused by mold/fungus will not be reported in this inspection. Pests and/or the damage from pests will not be reported in this inspection. Please contact the appropriate company for further inspection of these items.

Standards of Practice:

California Profession and Business
Code, ASHI American Society of Home
Inspectors

In Attendance:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

19 years

Weather:

Cloudy

Temperature:

62

Ground/Soil surface condition:

Wet

1. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below ground	Wire Type: copper/stranded aluminum not fully visible	Panel Type: Circuit breakers
Panel capacity: 100 AMP	Electric Panel Manufacturer: SQUARE D	Wiring Methods: Romex Not fully visible
Outlets/Switches: Satisfactory		

Items

1.0 Service Entrance

Comments: Inspected

The service entrance appeared to be in serviceable condition at the time of inspection.

1.1 Main and Sub Panels

Comments: Inspected

Cover of panels removed for inspection.

1.2 Branch Circuit Conductors, Breakers and/or Fuses

Comments: Inspected

This structure has AFCI (arc fault circuit interrupter) breakers installed in the electrical sub panel. These type of breakers are designed to shut off power if there is an electrical arc inside the walls. These breakers are commonly found to protect the bedroom circuits but are now being used for most, if not all the structures breakers. The AFCI breakers were tested at the time of inspection and were found to be operating properly. These breakers should be tested monthly for proper operation.

1.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings prevented testing of some outlets and switches.

1.4 Polarity and Grounding of all Receptacles, Interior and Exterior

Comments: Inspected

The representative sample of outlets tested appear to be wired correctly.

1.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

GFI outlets operated satisfactory at the time of inspection.

1.6 Location of Main and Sub Panels

Comments: Inspected

The main panel is located on the left side of the structure.

The sub panel is located in the garage.

1.7 Smoke Detectors

Comments: Inspected

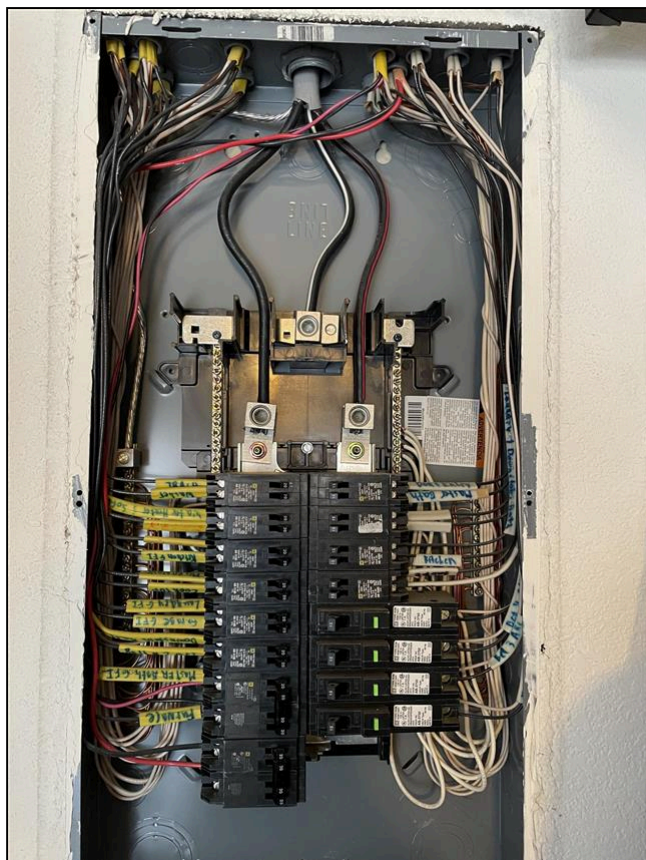
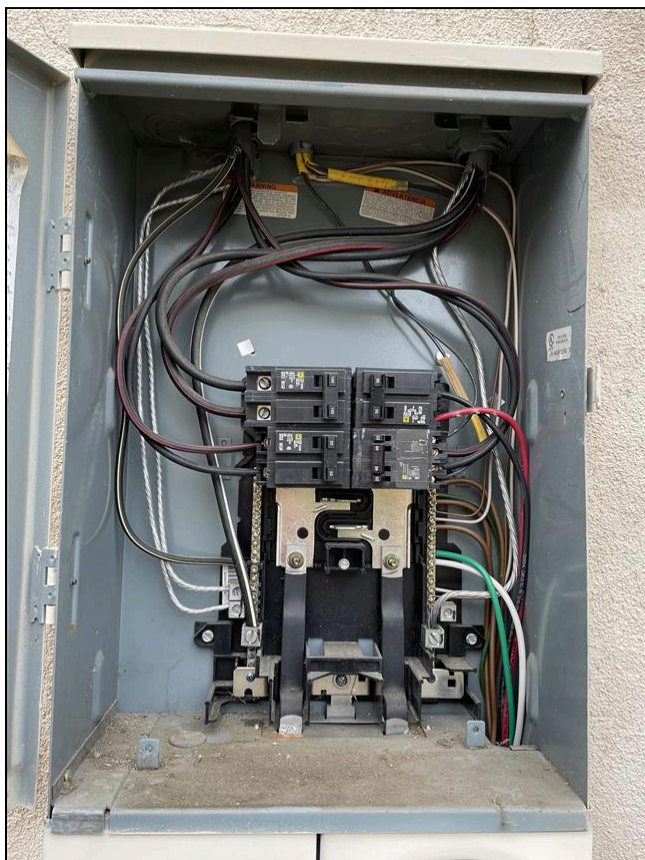
Law requires that smoke detectors be installed inside every bedroom and in hallways outside bedrooms. Smoke detectors properly installed and functional inside this structure.

1.8 Carbon Monoxide Detectors

Comments: Inspected

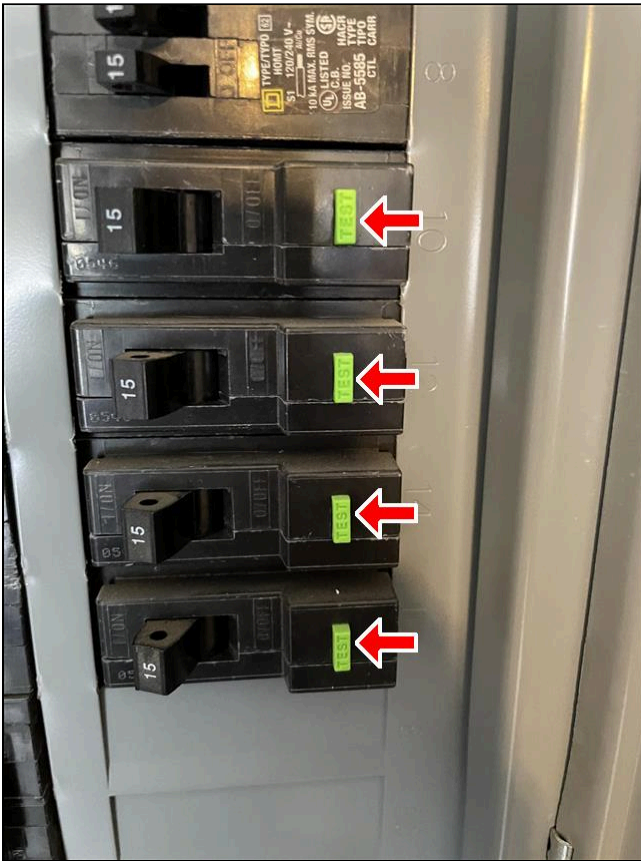
Law requires that all structures have carbon monoxide detectors installed on each floor. The inspector recommends changing the battery twice a year and testing each month. Recommend installing extra detectors inside the structure for additional safety. Carbon Monoxide detectors installed inside structure.

Section Photos



1.1 Item 1(Picture) main panel

1.1 Item 2(Picture) sub panel



1.2 Item 1(Picture) AFI breakers

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding:

Stucco

Exterior Entry Doors:

Satisfactory

Driveway:

Concrete


Trim:

Wood

Items

2.0 Exterior Wall Material and Trim

Comments: Repair or Replace


-  There is wood trim around the side garage door that is weathered and should be painted to protect from further damage. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Repair or Replace


-  There are windows inside the structure that have damaged UV coating on the interior of the glass. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs/replacement. Additional windows may have failed UV coating but may not be visible at the time of inspection. The inspector recommends all windows be further reviewed by a qualified window contractor.

2.3 Balconies, Steps, Porches, Driveway, Walkway.

Comments: Inspected

2.4 Vegetation, Grading, Drainage, Gutters, Downspouts

Comments: Repair or Replace

-  There is debris in the gutters. This could allow moisture damage to the rafters and roof sheathing if not cleaned out. The inspector recommends consulting with a qualified tradesman for further evaluation of the gutter and downspout system.

2.5 Eaves, Soffits and Fascias

Comments: Inspected

Section Photos



2.0 Item 1(Picture) weathered trim

2.4 Item 1(Picture) debris in gutters

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type: Double Car	Garage Door Material: Metal Rollup	Auto-opener Manufacturer: GENIE
Garage Firewall/Ceiling: Fire Rated Sheetrock	Attic Ladder/Access: No	Door to Living Space: Solid Door Self Latching/Self Closing
Exterior Door: Satisfactory	Garage floor: Satisfactory Stored items	

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls

Comments: Inspected

There are stored items in the garage that prevent the inspector from inspecting the entire garage.

3.2 Garage Floor

Comments: Inspected

Stored items in garage prevented full inspection of the garage area.

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

The house/garage door closes and latches properly.

3.5 Garage Door Openers

Comments: Inspected

The garage door opener(s) operated properly at the time of inspection.

3.6 Side Garage Door

Comments: Inspected

Section Photos



3.1 Item 1(Picture) stored items in garage

4. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Disposer Brand:

IN SINK ERATOR

Dishwasher:

KITCHEN AIDE

Stove/Oven:

BOSCH

Built in Microwave:

WHIRLPOOL

Items

4.0 Dishwasher

Comments: Inspected

Dishwasher operated satisfactory at the time of inspection. Air gap correctly installed.

4.1 Ranges/Ovens/Cooktops

Comments: Inspected

The stove top burners and oven operated properly at the time of inspection.

4.2 Food Waste Disposer

Comments: Inspected

Disposal operated properly.

4.3 Microwave

Comments: Inspected

The microwave oven was tested and operated properly at the time of inspection.

4.4 Kitchen Sink

Comments: Inspected

The kitchen sink faucet is serviceable.

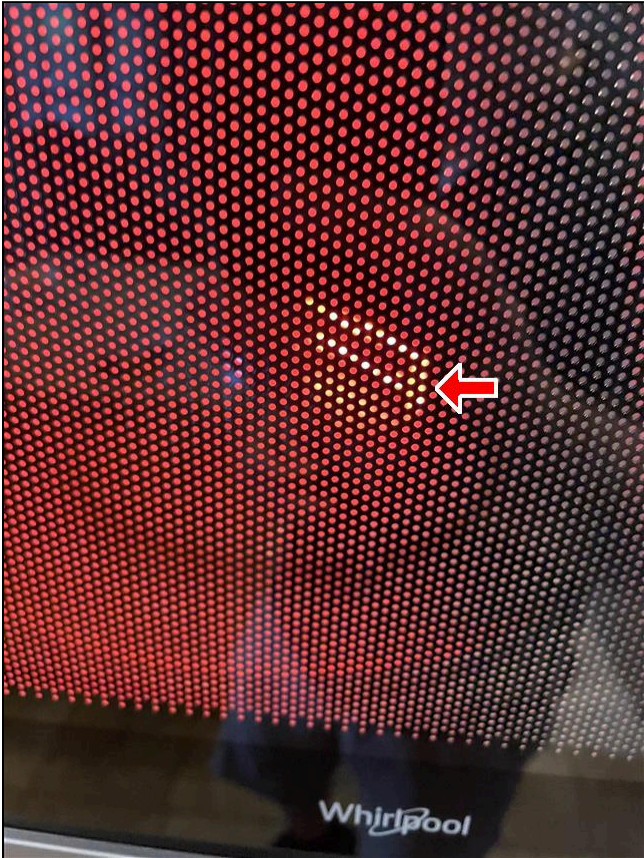
Section Photos



4.1 Item 1(Picture) stove top functional



4.1 Item 2(Picture) oven functional



4.3 Item 1(Picture) microwave tester

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Sheetrock	Wall Material: Sheetrock	Interior Doors: Wood
Window Manufacturer: UNKNOWN	Window Types: Dual Pane Vinyl	Cabinetry: Wood
Kitchen Countertop: Granite	Laundry Room: Downstairs	

Items

5.0 Ceilings

Comments: Inspected

5.1 Walls

Comments: Inspected

Furnishings prevent full inspection of the walls and related items.

5.2 Floors

Comments: Inspected

5.3 Stairways and Railings

Comments: Inspected

5.4 Counters and Cabinets (representative number)

Comments: Inspected

5.5 Doors (representative number)

Comments: Inspected

Interior doors operated correctly at the time of inspection.

5.6 Windows (representative number)

Comments: Inspected

The representative amount of windows appeared to be serviceable.

5.7 Laundry Area

Comments: Inspected

(1) The laundry dryer hookup is either gas or electric. Recommend cleaning the dryer ducting before dryer installation.

(2) The laundry area appears serviceable. The inspector recommends cleaning the dryer ducting at move-in and every 2 years thereafter. Dirty dryer ducting is a major cause of household fires.

Recommend consulting with a qualified tradesman for further evaluation and cleaning.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathrooms

Styles & Materials

Floors:

Satisfactory

Toilets:

Satisfactory

Sink:

Satisfactory

Tubs/showers:

Tub Spout Loose

Items


6.0 Floors**Comments:** Inspected**6.1 Toilets****Comments:** Inspected

Toilets operated properly.

6.2 Sinks**Comments:** Inspected

The bathroom sink drains drained properly at the time of inspection.

6.3 Tubs/showers**Comments:** Repair or Replace

-  The tub spout in the master bathroom is loose. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

Section Photos



6.3 Item 1(Picture) master tub spout loose

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper Not Fully Visible	Plumbing Water Distribution (inside home): Copper Not fully visible
Plumbing Waste: ABS Not Fully Visible	Water Heater Power Source: Natural Gas	Water Heater Location: Garage
Water Heater Capacity: 75 Gallon	Water Heater: Satisfactory	

Items

7.0 Plumbing Drains

Comments: Inspected

Waste lines and vent systems appeared serviceable at the time of inspection. Some of the waste lines are not fully visible at the time of inspection.

7.1 Plumbing Water Supply and Fixtures

Comments: Inspected

(1) **The inspector does not verify if water conservation/low flow fixtures and toilets have been installed inside this structure. The inspector recommends consulting with the seller for information on fixtures/toilets that have been installed. The inspector consulting with the local jurisdiction for more information on water conservation low flow requirements.**

(2) This structure is equipped with an interior fire sprinkler system.

7.2 Hot Water Heater

Comments: Inspected

Water heater appears serviceable. Average life of a gas water heater is 8-12 years. The inspector recommends draining the water heater at move-in and once a year. When replacing a water heater, a permit should be pulled and installation should be performed by a licensed tradesman.

7.3 Main Water Shut-off

Comments: Inspected

The main shut off is located on the exterior. Water pressure is approx. 55 LBS when taken at the main spigot.

7.4 Main Fuel Shut-off

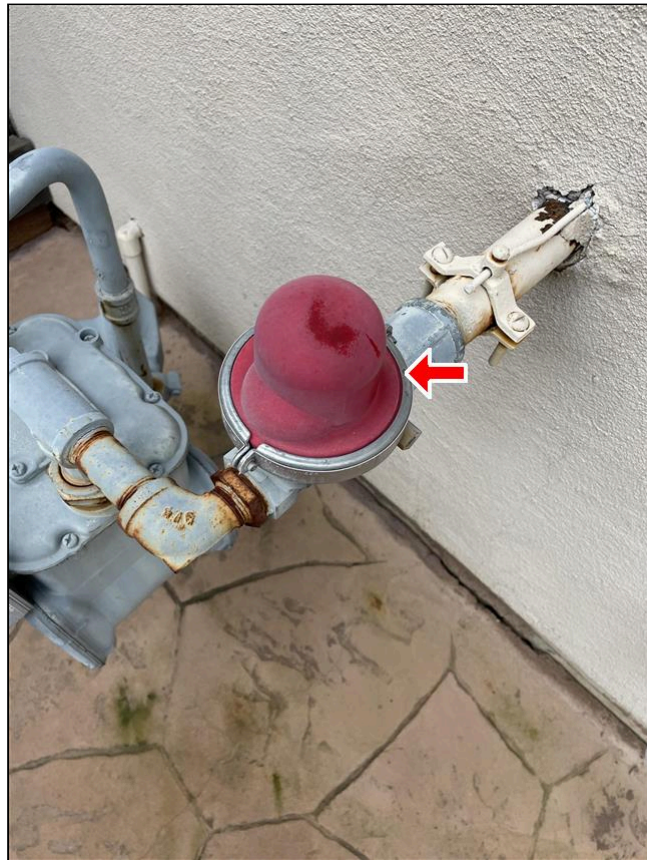
Comments: Inspected

An automatic (seismic) gas shut-off valve is installed at the main gas meter. The inspector recommends purchasing a manual gas shut off wrench and attaching it the the gas meter with string or wire for additional safety.

Section Photos



7.2 Item 1(Picture) hot water temp



7.4 Item 1(Picture) automatic gas valve installed

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air Furnace	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Ductwork: Insulated/flexible	Filter Type: Disposable	Types of Fireplaces: Gas Log
Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One		

Items

8.0 Heating Equipment

Comments: Inspected

The furnace air return filter(s) is clean. The inspector does not remove any panels for inspection of other filters. The inspector recommends changing the filter(s) at move in and on an as needed basis. The inspector recommends consulting with a qualified tradesman for further evaluation of all filters replacement and normal service of the HVAC system.

8.1 Thermostats

Comments: Inspected

This structure is equipped with a single air conditioner/single furnace, dual thermostat system. One thermostat is located downstairs, the other is located upstairs.

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Air Conditioning Unit(s)

Comments: Repair or Replace



The exterior air unit should be installed on a concrete or plastic pad to prevent moisture and debris buildup around the base of the unit. Recommend consulting with a qualified tradesman for further evaluation and repairs.

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Temperature at registers.

8.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

This structure is equipped with a gas fireplace that lights with a wall switch. The unit operated at the time of inspection.

8.6 Presence of Installed Cooling Source in Each Room

Comments: Inspected

Temperature at registers.

Section Photos



8.3 Item 1(Picture) air unit should be on pad



8.4 Item 1(Picture) furnace operational



8.5 Item 1(Picture) fireplace functional



8.6 Item 1(Picture) air temp

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Concrete Slab	Floor Structure: Slab	Wall Structure: Wood
Ceiling Structure: Joists	Roof Structure: Truss System	Method used to observe attic: Partially Walked

Items

9.0 Foundation, Crawl Space

Comments: Inspected

The foundation for this structure is a post tension slab. The cables in a post-tension slab are under significant tension. The cables can exit the slab with significant force if the cables are damaged, and when doing so can cause serious injury. Do not cut, core, and or drill into the slab foundation.

9.1 Walls (Structural)

Comments: Inspected

Furnishings prevent full inspection of walls and related items.

9.2 Floors (Structural)

Comments: Inspected

9.3 Ceilings (Structural)

Comments: Inspected

Most of the walls and ceilings in the structure are covered and structural members are not visible. No obvious problems discovered.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Concrete Tile

Viewed roof covering from:

Ground

Window

Items

10.0 Roof Coverings**Comments:** Not Inspected

The roof was not inspected due to the roofing material being concrete tile. Please consult with a qualified tradesman for further evaluation of the roofing system.

10.1 Flashings**Comments:** Not Inspected**10.2 Skylights and Roof Penetrations****Comments:** Not Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Ventilation:

Satisfactory

Attic Insulation:

Blown in Fiberglass

Exhaust Fans:

Satisfactory

Dryer Power Source:

Gas Connection

220 Electric

Dryer Vent:

Satisfactory

Items

11.0 Insulation in Attic
Comments: Inspected

Attic insulation appears satisfactory.

11.1 Ventilation of Attic/Foundation Areas
Comments: Inspected

11.2 Venting Systems (Kitchens, Baths and Laundry)
Comments: Inspected

A major cause of household fires is clogged dryer ducting. Lint is extremely flammable. The inspector recommends having the dryer ducting cleaned at move in and every 2 years or as needed afterwards. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



**P.O. Box 1537
Discovery Bay Ca. 94505
925-584-6145
jmann@comcast.net**

Customer
Robert & Kathi Hansen

Address
2372 Brandon Miles Way
Brentwood Ca 94513


The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior




2.0 Exterior Wall Material and Trim

Repair or Replace

-  There is wood trim around the side garage door that is weathered and should be painted to protect from further damage. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.


2.2 Windows

Repair or Replace

-  There are windows inside the structure that have damaged UV coating on the interior of the glass. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs/replacement. Additional windows may have failed UV coating but may not be visible at the time of inspection. The inspector recommends all windows be further reviewed by a qualified window contractor.

2.4 Vegetation, Grading, Drainage, Gutters, Downspouts

Repair or Replace


-  There is debris in the gutters. This could allow moisture damage to the rafters and roof sheathing if not cleaned out. The inspector recommends consulting with a qualified tradesman for further

evaluation of the gutter and downspout system.

6. Bathrooms

6.3 Tubs/Showers


Repair or Replace

-  The tub spout in the master bathroom is loose. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

8. Heating / Central Air Conditioning

8.3 Air Conditioning Unit(s)

Repair or Replace

-  The exterior air unit should be installed on a concrete or plastic pad to prevent moisture and debris buildup around the base of the unit. Recommend consulting with a qualified tradesman for further evaluation and repairs.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**INVOICE**

Elite Home Inspection
P.O. Box 1537
Discovery Bay Ca. 94505
925-584-6145
jmann@comcast.net
Inspected By: Jeff Mann

Inspection Date: 2/16/2024
Report ID:

Customer Info:	Inspection Property:
Robert & Kathi Hansen	2372 Brandon Miles Way Brentwood Ca 94513
Customer's Real Estate Professional: Kevin Vierra EXP	

Inspection Fee:

Service	Price	Amount	Sub-Total
Full Home Inspection	600.00	1	600.00
			Tax \$0.00
			Total Price \$600.00

Payment Method: Cash
Payment Status:
Note: Thank You



Elite Home Inspection

Jeff Mann

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