



## Inspection Report

**Pete Padilla**

**Property Address:**  
718 Sarah Street  
Brentwood Ca 94513



**Elite Home Inspection**

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<b>Date:</b> 1/17/2025	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 718 Sarah Street
<b>Property:</b> 718 Sarah Street Brentwood Ca 94513	<b>Customer:</b> Pete Padilla	<b>Real Estate Professional:</b> Kevin Vierra Corcoran

### 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:**

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

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

79 years

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

No

## 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:

Overhead service

#### Wire Type:

copper/stranded aluminum  
not fully visible

#### Panel Type:

Circuit breakers

#### Panel capacity:

100 AMP

#### Wiring Methods:

Romex  
Not fully visible

### Items

#### 1.0 Service Entrance

**Comments:** Inspected

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

#### 1.1 Main and Sub Panels

**Comments:** Inspected

(1) The panel for this structure is an all in one panel. The main and sub panel are in this one panel on the exterior.

(2) **There are open slots in the electrical main panel. These openings should be filled with the correct cover for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs/replacement.**


**There is a missing wire clamp at the rear of the electrical main panel. These wire clamps are installed to prevent possible damage to the wire as it passes through the metal panel. The inspector recommends consulting with a qualified tradesman for further evaluation and repair.**


#### 1.2 Branch Circuit Conductors, Breakers and/or Fuses

**Comments:** Inspected

#### 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:** Repair or Replace

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

 (2) **There is exposed wire in the kitchen cabinet above the stove fan. All exposed wires need to be in a protective cover for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**

#### 1.4 Wiring Notes

**Comments:** Repair or Replace

 **Due to the age of the structure, the inspector recommends consulting with a qualified tradesman for further evaluation of the electrical system.**

**There are wire splices in the kitchen cabinet above the stove fan. All wire splices need to be in a junction box for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**

#### **1.5 Polarity and Grounding of all Receptacles, Interior and Exterior**

**Comments:** Inspected

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

#### **1.6 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

GFI outlets should be installed in areas where there is moisture, ie kitchens, bathroom, laundry areas and exteriors.

GFI outlets operated satisfactory at the time of inspection.

#### **1.7 Location of Main and Sub Panels**

**Comments:** Inspected

The main panel is located on the right side of the structure. This is an all in one panel.

#### **1.8 Smoke Detectors**

**Comments:** Inspected

Law requires that smoke detectors be installed inside every bedroom and in hallways outside bedrooms. Current law requires that in all houses that have solely battery powered smoke detectors be replaced with the new 10 year life battery smoke detectors. The inspector also recommends changing batteries in all battery powered detectors at move-in and every 6 months. There are smoke detectors properly installed inside this structure.

#### **1.9 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](#)

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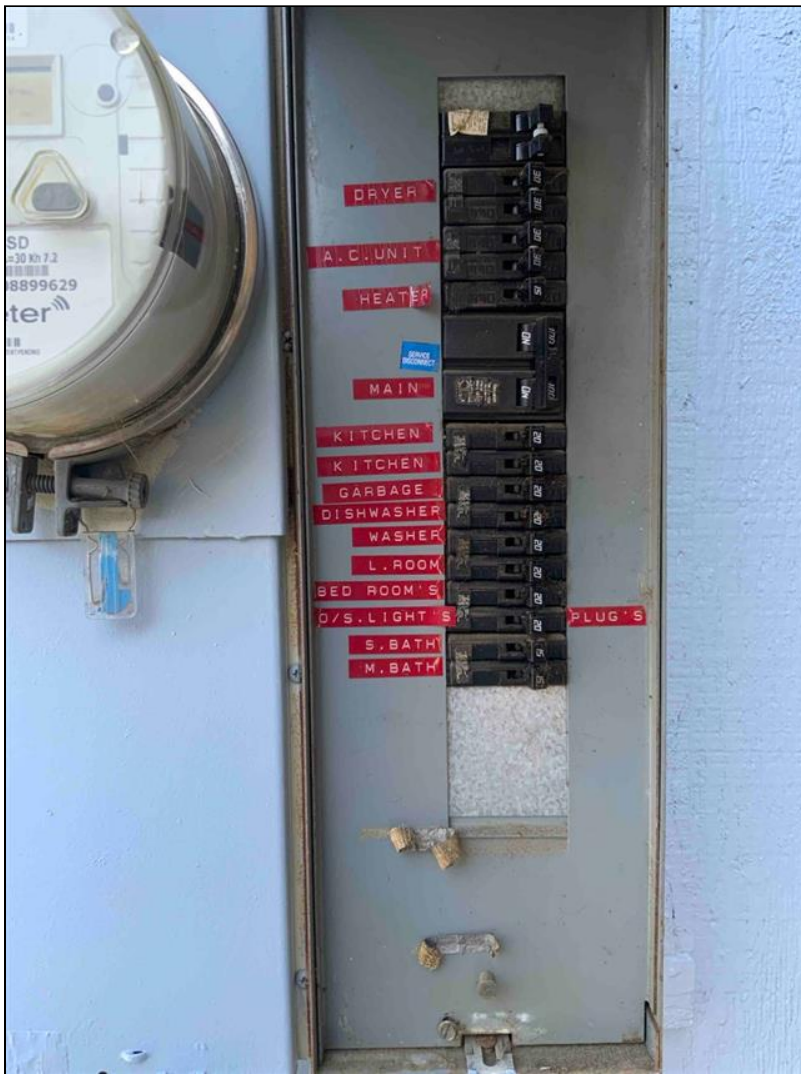
1.1 Item 1(Picture) All in one electrical panel





1.1 Item 2(Picture) missing wire clamp at the rear of the electrical main panel.





1.1 Item 3(Picture) Incorrect type cover used for open slots in the electrical panel



1.3 Item 1(Picture) exposed wire in the kitchen cabinet above the stove fan



1.4 Item 1(Picture) wire splices in the kitchen cabinet above the stove fan

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:

Caulking Needed

Moisture Damage

Wood

### Items

#### 2.0 Exterior Wall Material and Trim

**Comments:** Repair or Replace



There is damaged wood trim and wood siding around the structure. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.

There is caulking needed around some of the wood trim around the exterior. The inspector recommends caulking to prevent possible moisture damage from moisture.

There are holes/gaps to the siding around the structure. The inspector recommends patching/filling these holes to prevent moisture intrusion. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

#### 2.1 Doors (Exterior)

**Comments:** Inspected

#### 2.2 Windows

**Comments:** Inspected

The representative sample of windows tested appear operational.

#### 2.3 Balconies, Steps, Porches, Driveway, Walkway.

**Comments:** Repair or Replace



(1) **The inspector recommends installing a railing system at the front walkway/porch area for additional safety. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**



(2) There are cracks in the front porch brick mortar. These cracks should be filled and monitored to prevent further damage. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

There is damage to the front porch support post. The inspector recommends review of the most current pest report. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

#### 2.4 Vegetation, Grading, Drainage, Gutters, Downspouts

**Comments:** Inspected

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.

There are sloping areas of the landscape. The inspector recommends sloping the landscape away from the structure to prevent possible moisture damage/erosion to the foundation concrete.

**2.5 Eaves, Soffits and Fascias**

**Comments:** Inspected

**2.6 Fencing**

**Comments:** Inspected

[Section Photos](#)

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2.0 Item 1(Picture) Wood trim and siding damaged





2.0 Item 2(Picture) holes/gaps to the siding



2.3 Item 1(Picture) recommends installing a railing system at the front walkway/porch area for additional safety



2.3 Item 2(Picture) cracks in the front porch brick mortar





2.3 Item 3(Picture) damage to the front porch support post.

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.

## 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

#### Dishwasher Brand:

GENERAL ELECTRIC

#### Disposer Brand:

MOEN

#### Stove/Oven:

SAMSUNG

### Items


#### 4.0 Dishwasher


**Comments:** Inspected

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

#### 4.1 Ranges/Ovens/Cooktops

**Comments:** Repair or Replace

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

 (2) **It appears that the stove vent fan is hard wired, this is typical of an older installation. An appliance cord should be connected to the fan and plugged into an accessible outlet. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**

#### 4.3 Food Waste Disposer

**Comments:** Inspected

Disposal operated properly.

#### 4.4 Microwave

**Comments:** Inspected

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

#### 4.5 Kitchen Sink

**Comments:** Inspected

The kitchen sink faucet is serviceable.

[Section Photos](#)

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4.1 Item 1(Picture) Stove top operating





#### 4.1 Item 2(Picture) Oven operating

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 Types:**

Dual Pane Vinyl

**Cabinetry:**

Wood

**Kitchen Countertop:**

Laminate

**Laundry Room:**

Satisfactory

### Items

#### 5.0 Ceilings

**Comments:** Inspected

Normal movement cracks inside structure.

#### 5.1 Walls


**Comments:** Inspected

#### 5.2 Floors

**Comments:** Inspected

#### 5.4 Counters and Cabinets (representative number)

**Comments:** Repair or Replace

 There is damage to the inner cabinet wall under the kitchen sink. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

#### 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

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.

**Section Photos**

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5.4 Item 1(Picture)

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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

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**Floors:**

Satisfactory

**Toilets:**

Satisfactory

**Sink:**

Satisfactory

**Tubs/showers:**

On/off valve leaks

### Items

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

Toilets operated properly.

**6.2 Sinks****Comments:** Inspected

The drain in the sinks operated properly.

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

-  The master tub on/off valve/knob leaks when on. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

## 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

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Not Fully Visible	<b>Plumbing Water Distribution (inside home):</b> Not fully visible
<b>Plumbing Waste:</b> ABS Not Fully Visible	<b>Water Heater Power Source:</b> Natural Gas	<b>Water Heater Location:</b> Exterior Closet
<b>Water Heater Capacity:</b> 40 Gallon	<b>Water Heater:</b> Satisfactory	

### Items

#### 7.0 Plumbing Drains

**Comments:** Repair or Replace

 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.

Due to the age of the structure, the inspector recommends having a sewer lateral performed to inspect all drain lines. Recommend further evaluation and repairs of drain lines by a qualified tradesman.

#### 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) Supply lines for this structure appear serviceable at the time of inspection. Some of the supply lines are not visible for inspection.

There is some corrosion to the water supply line/connections in the crawl space. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. There were no leaks at the time of inspection.

The type of material used for the plumbing straps for the water supply lines in the crawl space appears to be the incorrect type used. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

#### 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.

The water heater hot water temperature is set too high for residential use. The inspector recommends to lower the temperature to not exceed 120 degrees.

### **7.3 Main Water Shut-off**

**Comments:** Inspected

The main shut off is located on the exterior. Water pressure is approx. 50 LBS when taken at the main spigot.

### **7.4 Main Fuel Shut-off**

**Comments:** Inspected

The main fuel shut off is at gas meter outside. The inspector recommends purchasing a manual gas shut off wrench and attaching it to the gas meter with string or wire for additional safety. The inspector also recommends installing a automatic gas shut off valve at the main gas meter. This valve are designed to automatically shut gas off during an earthquake. This valve needs to be installed by a licensed tradesman.

[Section Photos](#)

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7.1 Item 1(Picture) type of material used for the plumbing straps for the water supply lines in the crawl space appears to be the incorrect type used



7.2 Item 1(Picture) Hot water temperature

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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

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

### Items

#### 8.0 Heating Equipment

**Comments:** Repair or Replace

 **The gas supply line for the furnace enters through the sheet metal siding. This could allow damage to the supply line through movement and contact with the siding. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**

#### 8.1 Thermostats


**Comments:** Inspected

#### 8.2 Automatic Safety Controls

**Comments:** Inspected

#### 8.3 Air Conditioning Unit(s)

**Comments:** Repair or Replace

 The air unit should be properly secured to prevent possible movement. Recommend consulting with a qualified tradesman for further evaluation and repairs.

The exterior air unit should be raised above grade to prevent possible moisture damage and debris buildup around the base of the unit. The unit should also be properly secured to this pad to prevent possible movement. 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

The fireplace appeared to be satisfactory. Due to the age of the structure, the inspector recommends consulting with a qualified tradesman for further evaluation and normal service of the fireplace and related items.

#### 8.6 Presence of Installed Cooling Source in Each Room

**Comments:** Inspected

Temperature at registers.

[Section Photos](#)

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8.0 Item 1(Picture) gas supply line for the furnace enters through the sheet metal siding.



8.4 Item 1(Picture) Heat operating



8.6 Item 1(Picture) Air operating

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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

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> Crawled Debris	<b>Floor Structure:</b> Wood Joists
<b>Wall Structure:</b> Wood	<b>Columns or Piers:</b> Wood posts Concrete piers	<b>Ceiling Structure:</b> Joists
<b>Roof Structure:</b> Rafters	<b>Method used to observe attic:</b> From entry	

### Items

#### 9.0 Foundation, Crawl Space

**Comments:** Inspected

There is construction debris in the crawlspace under the home. Debris/scrap are a food source for wood destroying organisms and should be removed. Recommend review of the most current pest report.


The concrete foundation appears serviceable.

There are anchor bolts installed to the foundation around the structure.

White efflorescence (powder substance) on concrete indicates moisture is in contact with the foundation. This does not necessarily indicate that intrusion/erosion will occur. The inspector recommends checking the exterior drainage slope, gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes.

#### 9.2 Columns or Piers

**Comments:** Repair or Replace

 The floor joists for this structure are supported by concrete piers, wood posts. Some of the support posts are not properly secured to the concrete piers. The inspector recommends consulting with a qualified tradesman for further evaluation of these items and repairs for proper support of the joists.

#### 9.3 Floors (Structural)

**Comments:** Inspected

There are cracks to some of the main support girder beams in the crawl space. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

Floors were not visible due to floor insulation. The inspector is unable to report on all related items.

There are stains to the wood members in the crawl space. The inspector recommends review of the most current pest report.

#### 9.5 Roof Structure and Attic

**Comments:** Inspected



There are stains in the attic. These stains were dry at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

Not all areas of the attic were accessible. The inspector is unable to report on all related items.

### Section Photos

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9.2 Item 1(Picture) support posts are not properly secured to the concrete piers



9.3 Item 1(Picture) cracks to some of the main support girder beams in the crawl space

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:**

Composition

**Viewed roof covering from:**

Walked roof


**Flashing:**

Satisfactory

### Items

#### 10.0 Roof Coverings

**Comments:** Repair or Replace

 There are worn/torn roof shingles. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

#### 10.1 Flashings

**Comments:** Inspected

#### 10.2 Skylights and Roof Penetrations

**Comments:** Inspected

### Section Photos



10.0 Item 1(Picture) worn/torn roof shingle

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:**

SATISFACTORY

**Exhaust Fans:**

Satisfactory

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Satisfactory

### Items

#### 11.0 Insulation in Attic

**Comments:** Inspected

Attic insulation appears satisfactory.

#### 11.2 Ventilation of Attic/Foundation Areas

**Comments:** Inspected

#### 11.3 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 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  
925-580-6444  
brendanmann88@yahoo.com

**Customer**  
Pete Padilla



**Address**  
718 Sarah Street  
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.

### 1. Electrical System

- 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)**

**Repair or Replace**

-  (1) The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings prevented testing of some outlets and switches.
-  (2) **There is exposed wire in the kitchen cabinet above the stove fan. All exposed wires need to be in a protective cover for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**



1.3 Item 1(Picture) exposed wire in the kitchen cabinet above the stove fan

#### 1.4 Wiring Notes

##### Repair or Replace



**Due to the age of the structure, the inspector recommends consulting with a qualified tradesman for further evaluation of the electrical system.**

**There are wire splices in the kitchen cabinet above the stove fan. All wire splices need to be in a junction box for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**





1.4 Item 1(Picture) wire splices in the kitchen cabinet above the stove fan

## 2. Exterior



### 2.0 Exterior Wall Material and Trim

#### Repair or Replace



There is damaged wood trim and wood siding around the structure. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.

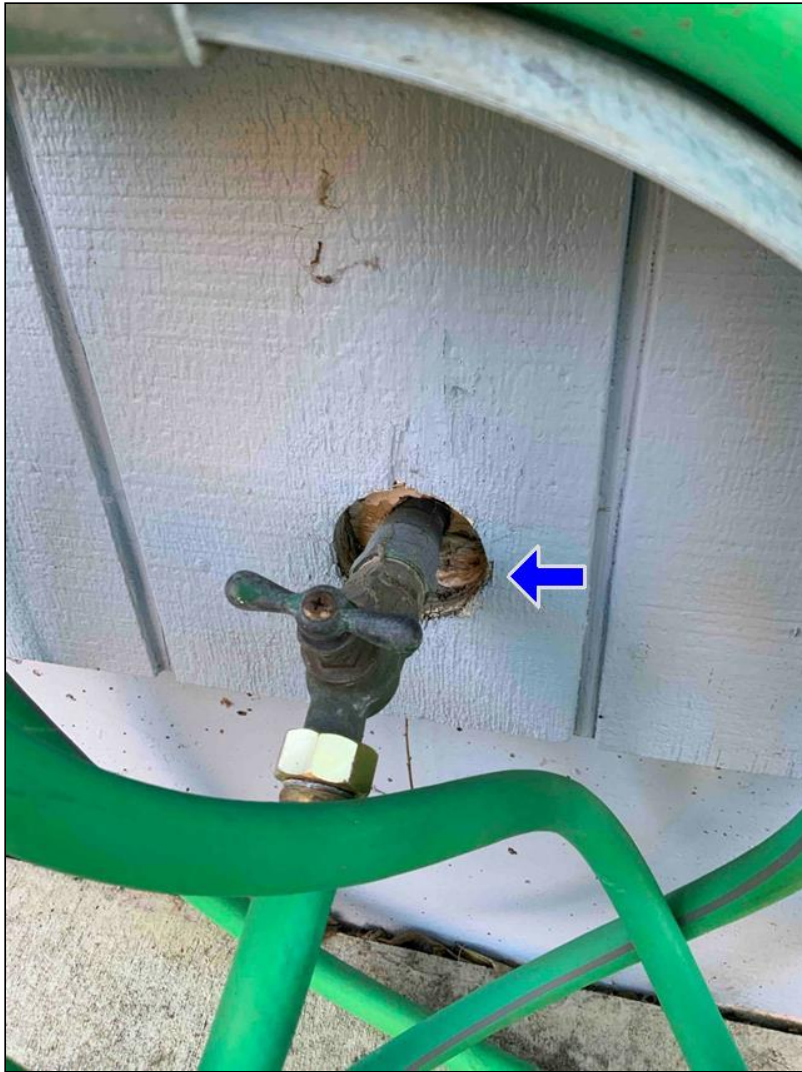
There is caulking needed around some of the wood trim around the exterior. The inspector recommends caulking to prevent possible moisture damage from moisture.

There are holes/gaps to the siding around the structure. The inspector recommends patching/filling these holes to prevent moisture intrusion. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.



2.0 Item 1(Picture) Wood trim and siding damaged





2.0 Item 2(Picture) holes/gaps to the siding

**2.3 Balconies, Steps, Porches, Driveway, Walkway.**

**Repair or Replace**



**(1) The inspector recommends installing a railing system at the front walkway/porch area for additional safety. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**



2.3 Item 1(Picture) recommends installing a railing system at the front walkway/porch area for additional safety



(2) There are cracks in the front porch brick mortar. These cracks should be filled and monitored to prevent further damage. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

There is damage to the front porch support post. The inspector recommends review of the most current pest report. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.



2.3 Item 2(Picture) cracks in the front porch brick mortar





2.3 Item 3(Picture) damage to the front porch support post.

#### 4. Built-In Kitchen Appliances

##### 4.1 Ranges/Ovens/Cooktops

##### Repair or Replace



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



4.1 Item 1(Picture) Stove top operating



4.1 Item 2(Picture) Oven operating



(2) It appears that the stove vent fan is hard wired, this is typical of an older installation. An appliance cord should be connected to the fan and plugged into an accessible outlet. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

## 5. Interiors

### 5.4 Counters and Cabinets (representative number)

#### Repair or Replace



There is damage to the inner cabinet wall under the kitchen sink. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.






5.4 Item 1(Picture)

## 6. Bathrooms

### 6.3 Tubs/Showers


#### Repair or Replace

-  The master tub on/off valve/knob leaks when on. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

## 7. Plumbing System

### 7.0 Plumbing Drains

#### Repair or Replace


-  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.

Due to the age of the structure, the inspector recommends having a sewer lateral performed to inspect all drain lines. Recommend further evaluation and repairs of drain lines by a qualified tradesman.

## 8. Heating / Central Air Conditioning

### 8.0 Heating Equipment

#### Repair or Replace

-  **The gas supply line for the furnace enters through the sheet metal siding. This could allow damage to the supply line through movement and contact with the siding. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.**



8.0 Item 1(Picture) gas supply line for the furnace enters through the sheet metal siding.

### 8.3 Air Conditioning Unit(s)

#### Repair or Replace



The air unit should be properly secured to prevent possible movement. Recommend consulting with a qualified tradesman for further evaluation and repairs.

The exterior air unit should be raised above grade to prevent possible moisture damage and debris buildup around the base of the unit. The unit should also be properly secured to this pad to prevent possible movement. Recommend consulting with a qualified tradesman for further evaluation and repairs.

## 9. Structural Components

### 9.2 Columns or Piers

#### Repair or Replace



The floor joists for this structure are supported by concrete piers, wood posts. Some of the support posts are not properly secured to the concrete piers. The inspector recommends consulting with a qualified tradesman for further evaluation of these items and repairs for proper support of the joists.




9.2 Item 1(Picture) support posts are not properly secured to the concrete piers

**10. Roofing**

**10.0 Roof Coverings**

**Repair or Replace**

 There are worn/torn roof shingles. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.



10.0 Item 1(Picture) worn/torn roof shingle

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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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brendan Mann*





## INVOICE

Elite Home Inspection  
 P.O. Box 1537  
 Discovery Bay Ca 94505  
 925-580-6444  
 brendanmann88@yahoo.com  
 Inspected By: Brendan Mann

Inspection Date: 1/17/2025  
 Report ID: 718 Sarah Street

Customer Info:	Inspection Property:
Pete Padilla	718 Sarah Street Brentwood Ca 94513
<b>Customer's Real Estate Professional:</b> Kevin Vierra Corcoran	

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,500 - 2,000	550.00	1	550.00
			<b>Tax \$0.00</b>
			<b>Total Price \$550.00</b>

**Payment Method:** Check

**Payment Status:** Paid

**Note:** Thank You

## ELITE HOME INSEPCTION

**THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY**

**Address of Structure to be Inspected:** 718 Sarah Street Brentwood Ca 94513

**Inspection Fee:** \$ 550.00

1. Client requests a visual inspection of the structure identified at the above address by Elite Home Inspection hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

3. **CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

5. **SCOPE OF INSPECTION:** The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be



discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

- CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

- The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

- LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

**SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

**PAYMENT:** Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

**ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

**Dated** \_\_\_\_\_ **Signature of Client** \_\_\_\_\_  
(One signature binds all)

**Printed Name of Client:** \_\_\_\_\_

**Dated** \_\_\_\_\_ For the Company *ELITE HOME INSPECTION*

