



HOME INSPECTION REPORT



4444 California St.
Berkeley, CA 94710



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. Door Operation: Mechanized - Pressure sensitive safety device is not functioning properly. This is one of two safety devices required by current industry standards. The other safety device, the electric eye, is functioning properly. Both devices are designed to prevent crushing of objects beneath the door. With the pressure sensitive device inoperable, the eye will only sense objects and auto reverse if it senses objects in it's path; the door will not auto reverse if it senses pressure from below and eye is not operable in the future. Recommend evaluation by garage door specialist to ensure that both devices are operable in the future.

Interior

2. Kitchen ventilation: Exhaust Fan - Exhaust fan present at oven, but motor is weak. Recommend cleaning and, if problem persists, a new exhaust fan installed.

Electrical

3. Exterior Electric Outlets: Weather protected, No GFCI protection - Recommend installation of GFCI outlets at all exterior locations to meet current safety standards.

Open ground at outlet on front porch.

Inoperative outlet at rear exterior of home.





Electrical (Continued)



Plumbing/Laundry/Gas

4. Garage Water Heater Water Heater Operation: Functional at time of inspection - Current industry standards call for gas water heaters in garages to be raised at least 18" off of the garage floor. Recommend raising of water heater to comply with industry standards.

Unit is 39 years old and has exceeded the typical life span of a unit of this type. Recommend new water heater be installed.



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Safe at Home Inspection Service LLC

John and Terri Sample
4444 California St
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Building Inspection Authorization and Agreement

Inspector Name: Scott Denslow
Company Name: Safe at Home Inspection Service LLC

Client Name: John and Terri Sample
Address: 8484 Berkeley Rd.
City, State Zip: San Francisco, CA 94140

Property Address: 4444 California St
City State Zip: Berkeley, CA 94710

BUILDING INSPECTION AUTHORIZATION AND AGREEMENT

AGREEMENT: This Agreement is incorporated with the Inspection Report to be prepared by Inspector. Said report is to be prepared for the sole and exclusive use of Client. Anyone executing this agreement on behalf of a buyer or seller of the subject property certifies that he/she is duly authorized by the Client to do so and is bound to deliver to Client the report incorporated herewith along with a copy of this agreement, which shall be binding on the Client.

SCOPE OF INSPECTION: The inspection of the subject property shall be performed by Inspector for the Client in accordance with the Standards of Practice as set forth by the National Association of Certified Home Inspectors (NACHI). The purpose of the inspection is to identify and disclose to the client major deficiencies and defects of the systems and components of the subject premises, which are visually observable at the time of the inspection. The Inspection Report shall provide the Client with a better understanding of the property conditions as observed at the time of the home inspection. Although minor problems may be mentioned, the report will not attempt to list them all. The inspection will consist of only a visual analysis of major systems and components of the property and comment on those that are in need of immediate repair, replacement, or further evaluation by a specialist. The inspection is not technically exhaustive. The Inspection Report contains information that may or may not be mentioned or discussed during any verbal discussion of the findings of the Inspector. It is agreed that no claim shall be made against Inspector for any verbal representations, which are inconsistent with or not contained in the Inspection Report. **PLEASE READ THE REPORT CAREFULLY!**

LIMITATIONS OF THE INSPECTION: The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the premises. Any component which is not exposed to view, is concealed, or is inaccessible because of soil, wall coverings, floor coverings, ceiling coverings, rugs, carpets, furnishings, or other materials is excluded from this inspection. Weather limitations may affect the extent to which the Inspector may inspect the property, especially in connection with the heating and air conditioning systems. This inspection is not considered to be an expressed or implied guarantee or warranty of any kind regarding the condition of the property, its system or components. Further limitations described in the report also apply.

INSPECTION EXCLUSIONS: The following items are excluded from any inspection performed by the Inspector on the subject property:

1. Hidden or latent defects
2. The presence of pests, termites, wood damaging organisms, rodents, or insects
3. Detached buildings, walkways, driveways, fencing, swimming pools, spas, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the premises, unless specifically agreed upon in writing by both parties
4. Inspecting for, reporting on, or testing for the presence of asbestos, radon gas, lead paint, urea formaldehyde, contaminated drywall (sometimes referred to as Chinese drywall), soil contamination, potentially dangerous



Building Inspection Authorization and Agreement (Continued)

chemical substances, mold, mildew, algae, bacteria, air quality, water quality or other potential environmental hazards; however, if during the course of inspecting other components, the inspector discovers or suspects what appears to be evidence of potential mold or microbial growth, such evidence shall be reported.

5. Building code or zoning ordinance compliance or violation
6. The adequacy or efficiency of any design or installation process of any system, component or other feature of the subject property
7. Structural stability, engineering analysis, geological stability or soil conditions.
8. A prediction of future conditions or life expectancy of systems or components; including the insurability or the home.
9. The causes of the need for a repair, or the methods, materials and costs of a repair
10. The marketability or market value of the property, or the advisability or inadvisability of purchase of the property
11. Any system or component excluded or not inspected or reported upon which is so stated in the report or this Agreement
12. The internal conditions of air conditioning and heating systems or the adequacy or efficiency of air flow, duct work and insulation
13. Furnace heat exchangers, fireplaces, chimneys or flues
14. Radio or remote controlled devices, alarms, garage door openers, automatic gates, elevators, thermostatic timer controls or dumbwaiters
15. The insurability of the property; and
16. The grading of soil, exterior slabs, driveways, walkways or patios, or the potential for flooding or holding standing water, unless such grading affects the foundation of the home.

NOTICE REQUIREMENTS: Client agrees that any claim alleging Inspectors failure to accurately report a visually observable defective condition of the subject property shall be made in writing and delivered to the Inspector within ten (10) business days of discovery. Client further agrees that, with the exception of emergency conditions, neither Client, nor anyone acting on Clients behalf, will make alterations, modification, or repairs to the subject of the claim prior to a re-inspection by the Inspector. Inspector agrees to re-inspect the alleged condition within 72 hours of receipt of written notice by Client, exclusive of weekends and holidays. Client further agrees and understands that any failure to notify the Inspector as set forth above, shall constitute a waiver of any and all claims for said failure to accurately report the condition.

LIMITATION OF LIABILITY: The liability of Inspector (its principals, agents, employees, successors in interest, or affiliates) for errors and omissions in the inspection and report is limited to a refund to the client of the fee paid for the inspection and report. Client assumes the risk of all losses greater than the fee paid for the inspection and report. Client agrees and understands that this inspection is not a home warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. Neither Inspector, nor its agents, principals, or employer or employees, shall be liable for any repairs or replacement of any components, systems, structure of the property or the contents therein, either during or after the inspection. Client agrees and understands that, for the purposes of this inspection, Inspector is acting as a licensed home inspector pursuant to the laws of the State of California and not as a professional engineer, or plumbing, electrical, HVAC, or other contractor. Any recommendation made by Inspector to client to engage the services of any of the above referenced specialized contractors or engineers for the purposes of inspecting, cleaning, servicing and/or evaluating a specific system, component, and/or structure of the subject property, shall relieve Inspector from any liability to Client for the inspection and report of those components, systems, or structures.

ARBITRATION: Any dispute arising out of the inspection, report or the interpretation of this



Building Inspection Authorization and Agreement (Continued)

agreement, including all claims for negligence, breach of contract, personal injuries, property damages, loss of use or other damages, shall be resolved in accordance with the Rules of the American Arbitration Association. The parties shall select a mutually agreed upon arbitrator who is a home inspector licensed by the State of California. If the parties are unable to agree upon an arbitrator, either party may request that a licensed home inspector be selected to arbitrate the proceedings. Such selection shall be binding upon the parties. The prevailing party shall be awarded all arbitration costs.

ATTORNEYS FEES: In the event that Client files suit in any civil court alleging claims arising out of this agreement or the services performed hereunder, Client agrees to pay to Inspector, all costs, expenses, and attorneys fees incurred by Inspector, his agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by Client is without merit and the Client has been given written notice specifically stating the reasons why the claim lacks merit prior to the proceedings.

SEVERABILITY: Client and Inspector agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, void able, or unenforceable, the remaining provisions, whether executed prior or subsequent* to the Home Inspection, shall remain in full force and effect. **THE PARTIES HERETO AGREE THAT, BY SIGNING, TYPING, OR PASTING THEIR SIGNATURES IN THE SIGNATURE LINE BELOW, THEY HEREBY AGREE TO CONDUCT THIS TRANSACTION BY ELECTRONIC MEANS AND THAT THEIR ELECTRONIC, HANDWRITTEN, TYPED OR PASTED SIGNATURES ON THIS DOCUMENT BIND BOTH PARTIES TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.**

Signature:

A handwritten signature in cursive script that reads "John Sample".

Inspection Date: 03/17/17



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Scope of Inspection

THE SCOPE OF THE INSPECTION

Limitations:

Our Building Inspection Authorization and Agreement states that the inspection report is an opinion based on a general visual inspection of the readily accessible features of the premises. The intent of our contract is to make you aware that this inspection is not technically exhaustive. There are obviously some areas that cannot be accessed without dismantling portions of the house or its systems. Access to some areas may also be restricted due to the occupant's personal belongings, which are not disturbed during the course of a normal home inspection. Without the authority to move or dismantle items during the inspection, the inspector is often left to draw conclusions about potential problems by directly observing the current conditions.

While inspectors are trained and licensed professionals, visual clues and symptoms sometimes may not reveal the full extent of a problem. Therefore, while a home inspection is intended to help reduce the amount of risk inherent in purchasing a home, it is not a warranty or guarantee of any kind.

It is strongly recommended that when purchasing a home, the buyer purchase a Home Warranty Service Agreement. This may include a pre-contract inspection of the major systems to be covered by the Warranty Company. Your real estate agent can assist you in procuring an effective warranty from a reputable company.

For Your Information:

While some minor deficiencies may be discovered and reported on during the course of the inspection, the inspector's main emphasis is on determining major deficiencies and defects that may adversely affect your decision to purchase the property.

The inspection report is not intended to supersede the information provided in a formal property disclosure. It is recommended that a property disclosure be obtained before purchasing the home. Your real estate agent can provide you with this report, and will be able to assist you in determining which aspects of the disclosure may affect the sale of the property.

Please read the entire inspection report, as it may contain information that was not included in the verbal consultation with your inspector. Your inspector will attempt to explain his findings at the end of the inspection. However, if you are unable to attend the inspection, or if any other questions arise, please do not hesitate to contact your inspector for additional information.

This inspection report is provided as a professional service by, and is property of your Safe At Home Inspection Service, LLC Inspector. It is intended for the sole use of our customers. Any resale or reproduction, in whole or in part, or use of this inspection report by any other parties without express written consent of your Safe At Home Inspection Service, LLC Inspector is strictly prohibited.

Your Safe At Home Inspection Service, LLC Inspector thanks you for the opportunity to provide this service. Please do not hesitate to contact us with any questions that may arise.



Report Limitations

REPORT LIMITATIONS

This report is intended only as a general guide to help the client(s) make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection process includes a limited, visual, performance based inspection of the property, subject to the limitations described herein and in the attached "Building Inspection Authorization and Agreement." The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. It is recommended that proper installation of any equipment on the property be verified by consulting the manufacturer's instructions. While the inspector may mention an item that is suspected of being involved in a recall, every item in the home is not checked for recall status by the inspector. It is recommended that all devices in the home be checked for recalls at www.cpsc.gov. No disassembly of equipment, opening of walls, moving of furniture or floor coverings, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. If some areas are concealed by furniture or other personal property, it is highly recommended that the purchaser do a thorough inspection during their final walk through. If any problems or questionable conditions are reported on by the inspector, or if the purchaser is concerned with any property conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

Systems and conditions which are not within the normal scope of the building inspection (unless previously contracted) include, but are not limited to: formaldehyde, lead paint, asbestos, radon, carbon monoxide, fuel gas leaks, toxic or flammable materials, mold contaminated drywall, carcinogens, or other environmental hazards, whether in the building, soil, water or air; pest infestation playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; sprinkler systems; pool and spa equipment; any systems which are shut down or otherwise secured; water wells (water quality and quantity); septic systems; zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. If any potential problem is suspected regarding the above systems or conditions, it is recommended that a qualified professional be retained to further investigate the situation, and make necessary upgrades as needed before the act of sale occurs.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions herein expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration in accordance with applicable laws and regulations of the State in which the inspection was performed, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This report includes an estimation of the age of the principal structure and its roof. This estimation is based on information provided to the inspector by the seller, purchaser, real estate agent, or property disclosure report, and is only an approximation.

This inspection report is the intellectual property of Safe At Home Inspection Service, LLC, is confidential, and is intended for the exclusive use of the client for whom it was prepared. It is not to be copied or disseminated to any other party without the expressed written consent of Safe At Home Inspection Service, LLC. Neither the inspector nor Safe At Home Inspection Service, LLC shall have any liability whatsoever to any third party using or relying on its contents. Any third party using this report agrees thereby to defend, indemnify and hold the inspector and Safe At Home Inspection Service, LLC harmless from any claims of any person relying on the report. This inspection report also includes a copy of the Building Inspection Authorization and Agreement.

Items inspected for this report are deemed "acceptable" if, at the time of inspection, they are considered to be in a functional and operable condition. These items may be at any point in their service life, from brand new to approaching end of life expectancy. As they are mechanical systems, it should be expected that they will, at some point, break down and need repair or replacement. This report is not intended to predict these events, it is simply an overview of the functionality of the items and systems inspected as they existed at the



Report Limitations (Continued)

time of inspection. If there are any concerns about the life expectancy of any items in this report, it is recommended that additional evaluation by qualified licensed contractors be performed prior to closing.

General Information

Property Information

Property Address 4444 California St
City Berkeley State CA Zip 94710
Contact Name Randy Realtor
Phone (510) 234-5678

Client Information

Client Name John and Terri Sample
Client Address 8484 Berkeley Rd.
City San Francisco State CA Zip 94140
Phone (415) 345-6789
E-Mail jandtsample@email.com

Inspection Company

Inspector Name Scott Denslow
Company Name Safe at Home Inspection Service LLC
Phone (925) 318-1440, (866) 923-4450
E-Mail scott@safeathomellc.com
Amount Received \$475.00

Conditions

Others Present Buyer's Agent (Randy Realtor) Property Occupied Vacant
Estimated Age 19 years Entrance Faces Northwest
Inspection Date 03/17/2017
Start Time 10:00AM End Time 12:00PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 74F
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached
Sewage Disposal City How Verified MLS listing - Redfin
Water Source Public How Verified MLS listing - Redfin
Additions/Modifications Enclosed patio adjacent to back yard



Grounds

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Low voltage lighting systems and sprinkler systems are not inspected.

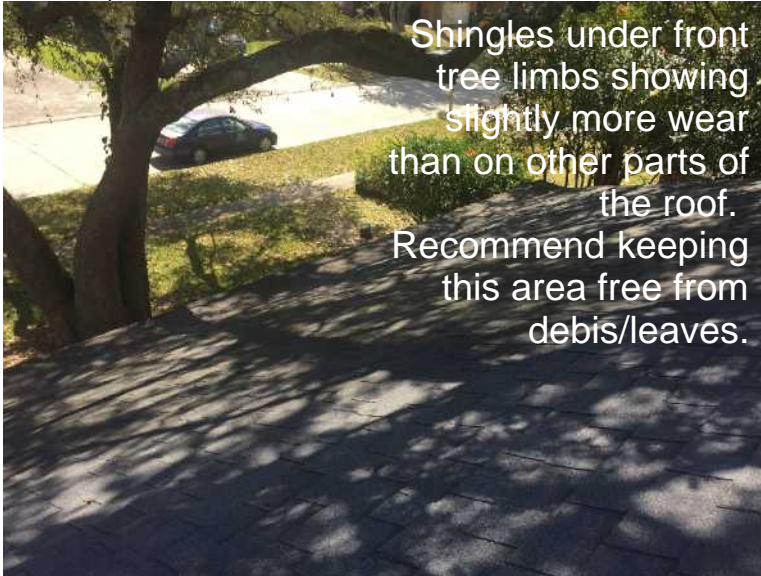
- Acceptable Driveway: Concrete - Typical cracking and settling, Concrete pitted and chipped
- Acceptable Walks: Concrete, Earth, Paver
- Acceptable Steps: Single brick risers into home
- Acceptable Patio: Brick
- Acceptable Deck: Trex boards
- Acceptable Balcony: Treated wood; cantilevered
- Acceptable Porch: Brick, Covered
- Acceptable Railings: Cast iron
- Acceptable Vegetation: Trees, Shrubs - All vegetation should be trimmed away from home to prevent depositing leaves, branches, etc. for falling on roof. This debris can cause excess wear on shingles and shorten the life span of the shingles/roof.





Grounds (Continued)

Vegetation: (continued)



Shingles under front tree limbs showing slightly more wear than on other parts of the roof. Recommend keeping this area free from debris/leaves.

Acceptable Retaining Walls: Concrete
Acceptable Grading: Minor slope away from home and down to water
Acceptable Swale: Adequate slope and depth for drainage
Acceptable Fences: Wood, Chain link

Crawl Space

CRAWL SPACE - EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many conditions may be indicative of structural concerns in a building, including but not limited to cracks on interior and exterior surfaces, difficulty opening/closing doors and windows, and uneven surfaces. If any conditions raise concerns, it is recommended that further evaluation be made by a qualified structural engineer prior to closing. Weep holes at exterior masonry walls are not inspected for drainage openings. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. When safely accessible, inspector will enter the crawlspace to determine its condition. A representative number of beams, joist, sills and piers are inspected. Each individual member is not inspected. Crawlspace should be kept dry and well ventilated. Closing the crawlspace is not recommended, except under the direction of a qualified and experienced contractor. Expansive soils may be present in this area. Movement of the house structure may occur during excessively wet or dry periods of weather. Some manufacturers of composite/wood fiber siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Some manufacturers of EIFS/synthetic stucco siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted.

Method of Inspection: In the crawl space

Acceptable Unable to Inspect: Inspected entire crawl space
Acceptable Access: Small, Partially blocked
Acceptable Moisture Penetration: No moisture present at time of inspection



Crawl Space (Continued)

Acceptable	Moisture Barrier: Vinyl covering gravel
Acceptable	Ventilation: Vents
Acceptable	Insulation: Spray foam
Acceptable	Foundation: Block piers over concrete slab
Acceptable	Beams: Solid wood
Acceptable	Joists: Wood
Acceptable	Piers/Posts: Block piers and wood posts
Acceptable	Subfloor: Dimensional wood

Exterior

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many conditions may be indicative of structural concerns in a building, including but not limited to cracks on interior and exterior surfaces, difficulty opening/closing doors and windows, and uneven surfaces. If any conditions raise concerns, it is recommended that further evaluation be made by a qualified structural engineer prior to closing. Weep holes at exterior masonry walls are not inspected for drainage openings. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. When safely accessible, inspector will enter the crawlspace to determine its condition. A representative number of beams, joist, sills and piers are inspected. Each individual member is not inspected. Crawlspace should be kept dry and well ventilated. Closing the crawlspace is not recommended, except under the direction of a qualified and experienced contractor. Expansive soils may be present in this area. Movement of the house structure may occur during excessively wet or dry periods of weather. Some manufacturers of composite/wood fiber siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted. Some manufacturers of EIFS/synthetic stucco siding have experienced product problems/failures that have resulted in class action lawsuits. If this type of siding is present, further evaluation/investigation prior to closing may be warranted.

Acceptable	Siding: Brick, Vinyl siding
Acceptable	Structure Type: Masonry, Wood frame
Acceptable	Trim: Brick, Wood, Wood (shutters), Vinyl
Acceptable	Fascia: Wood
Acceptable	Soffits: Vinyl
Acceptable	Entry Doors: Wood with glass insert



Exterior (Continued)

Acceptable Patio Door: French door, Wood with glass insert - Side patio door landing has loose bricks which may cause a trip/fall hazard



Acceptable Windows: Metal, Sliding - Kitchen window pane cracked. Recommend repair.



Acceptable Storm Windows: Aluminum framed tempered glass
Acceptable Stairs (Exterior): Brick risers into home at front and rear entry doors
Acceptable Window Screens: Vinyl mesh - Some missing/torn



Roof

ROOF - FLASHING SYSTEMS

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during several different prolonged rainfall events. This is not possible during a single event inspection. Improper depth of nail penetration into roofing shingles may lead to premature roofing failure. Unfortunately, depth of nail penetration is difficult to access without adversely affecting the water-tight envelope of the roof, and is not included as part of a routine home inspection. It is recommended that all home exhaust vents (dryer, bathroom, kitchen, etc.) are routed to the exterior. Tenting a home for fumigation can potentially damage a roof; we recommend reinspection for damage after treatment is completed.

Main Roof Surface

Method of Inspection: On roof

Acceptable Unable to Inspect: Inspected entire roof
Acceptable Material: Asphalt shingle - Missing drip
 edge at rear corner of home.
 Recommend repair to promote proper
 roof drainage.



Type: Dutch gable

Approximate Age: Middle of life cycle

Acceptable Flashing: Aluminum

Acceptable Valleys: Asphalt shingle

Acceptable Skylights: Present - no issues detected, Insulated glass

Acceptable Plumbing Vents: PVC, Cast Iron

Acceptable Other Vents: Cast Iron, Galvanized

Roof Water Control

Not Present Gutters: None - Recommend installation of gutters, downspouts and leaders to promote proper drainage of water away from home.

Not Present Downspouts: None - Recommend installation of gutters, downspouts and leaders to promote proper drainage of water away from home.

Not Present Leader/Extension: None - Recommend installation of gutters, downspouts and leaders to promote proper drainage of water away from home.



Roof (Continued)

Middle rear roof Chimney
Acceptable Chimney: Metal pipe, Framed
Acceptable Flue Cap: Metal surface mount direct vent
Acceptable Chimney Flashing: Aluminum, Tar covered

Garage/Carport

GARAGE/CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. If items are stored in the garage it is assumed that some areas were not fully accessible for inspection. Inspectors are prohibited from moving personal belongings during the inspection. Attached garages should have a completely fire rated envelope, including continuous fire rated sheetrock, house entry door(s), and attic access doors. Any improper openings in this envelope may compromise the integrity of the fire wall, and should be corrected to restore proper fire rating. All automatic garage door openers should have functional auto-reverse mechanisms, including an electric beam and a pressure sensitive safety reverse feature. It is often difficult to determine if an automatic garage door opener is equipped with a pressure sensitive safety reverse feature. It is often difficult to test the proper operation of a garage door pressure sensitive safety reverse feature without the risk of damaging the door and related hardware. If the inspector notes that the feature was not tested during the inspection, it is recommended that proper installation and function of this important safety feature be verified by a qualified licensed contractor prior to closing.

Type of Structure: Attached Car Spaces: 2

Acceptable Ceiling: Texture paint
Acceptable Walls: Paint, Drywall/plaster
Acceptable Floor/Foundation: Concrete
Acceptable Garage Doors: Insulated aluminum, Liftmaster motor
Marginal Door Operation: Mechanized - Pressure sensitive safety device is not functioning properly. This is one of two safety devices required by current industry standards. The other safety device, the electric eye, is functioning properly. Both devices are designed to prevent crushing of objects beneath the door. With the pressure sensitive device inoperable, the eye will only sense objects and auto reverse if it senses objects in it's path; the door will not auto reverse if it senses pressure from below and eye is not operable in the future. Recommend evaluation by garage door specialist to ensure that both devices are operable in the future.
Acceptable Service Doors: Fire rated, Wood, Metal
Acceptable Exterior Entry Door: Wood with glass insert



Interior

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. The inspector is prohibited from moving personal belongings during the inspection. If any areas are inaccessible during inspection, it is recommended that a thorough inspection is performed during the final walk through. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies of walls, ceilings and flooring are considered normal wear and tear and are not reported. Proper spacing below interior doors is recommended to allow adequate flow of conditioned air between rooms. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of areas concealed by other floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

General Interior

Acceptable	Closets: Walk In and Large, Large, Small, Bi-fold doors
Acceptable	Ceilings: Drywall/plaster, Paint
Acceptable	Walls: Drywall/plaster, Paint
Acceptable	Floors: Tile, Laminate
Acceptable	Doors: Wood, Hollow wood, Bi-Fold (closets), Wood with glass insert - Middle bedroom door does not latch. Recommend adjustment of strike plate and/or hinges to promote proper latching.
Acceptable	Interior Lighting: Normal operation, Chandelier, Recessed, Fluorescent (kitchen)
Acceptable	Ceiling Fans: Present, With integrated lighting
Acceptable	Stairs (Interior): Wood stairs with wood handrails (carpeted)
Acceptable	HVAC Source: Heating/AC registers present

Kitchen

Acceptable	Kitchen Cabinets: Wood
Acceptable	Kitchen Counter Tops: Granite

Bathroom

Marginal	Kitchen ventilation: Exhaust Fan - Exhaust fan present at oven, but motor is weak. Recommend cleaning and, if problem persists, a new exhaust fan installed.
Acceptable	Bathroom Cabinets: Wood
Acceptable	Bathroom Counter Tops: Marble
Acceptable	Bathroom ventilation: Exhaust fan - All bathroom exhaust fans terminate properly above attic/roof
Suspected mold:	No



Electrical

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring may present safety concerns, and requires periodic inspection and maintenance by a licensed electrician. Many homeowners insurance companies will ask if a house is wired with solid strand aluminum wiring (branch circuits), and its presence may affect insurability and rates. Like any mechanical component of a home, electrical wiring and its insulation degrade with age. Older wiring may be damaged, deteriorated, unsafe or not compatible with newer fixtures. It is recommended that homes with a wiring system greater than 30 years old have a complete electrical system evaluation by a qualified licensed electrician, regardless of whether or not the system appears to be serviceable at the time of the home inspection. If furnishings are located in the house, it is assumed that some outlets and switches will not be accessible, and are therefore not tested. The inspector is not allowed to move personal belongings during the inspection. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke detectors and carbon monoxide detectors should be installed according to manufacturer's directions and local code requirements, and tested regularly. Smoke and carbon monoxide detectors are not tested during the home inspection. GFCI outlets are recommended at any location where contact with water is possible, including all exterior outlets (including pool equipment, water and waste equipment), all bathroom outlets (including spas, whirlpool tubs, and lights over tubs and showers), all kitchen countertops, garage and sink outlets (with the exception of outlets dedicated for refrigerator/freezer use). Installation of AFCI breakers according to current safety standards is recommended. GFCI and AFCI circuits are not tested by the inspector if these tests will interrupt power to the homeowner/occupant's connected devices (typical of an inspection of an occupied property). In these situations, testing of GFCI and AFCI circuits according to manufacturers' specifications are recommended prior to closing. It is recommended that all overcurrent protection devices (fuses and circuit breakers) located in electrical panels be marked for convenience and safety. Verification of proper labeling of circuits is not part of this inspection, and should be verified by the purchasers prior to occupying the property. Outlets located below the countertop level of kitchen islands may pose a hazard for small children, as dangling cords may be pulled, resulting in appliances falling off of the countertop. Please exercise caution in these situations.

Acceptable	Service Entrance: Underground utilities
Acceptable	Service: Underground copper
Acceptable	Service Size Apparent 200 amps
Acceptable	Ground: Continuity not verified, Copper - Rod in ground
Not Present	Aluminum Wiring: Not present
Acceptable	120 VAC Outlets: Grounded - Hot and neutral wires are reversed at GFCI outlet to left of sink in kitchen. This is a potential shock hazard and the outlet should be re-wired properly.

GFCI outlet inoperable at bathroom sink. Recommend new GFCI outlet be installed to meet current safety standards.

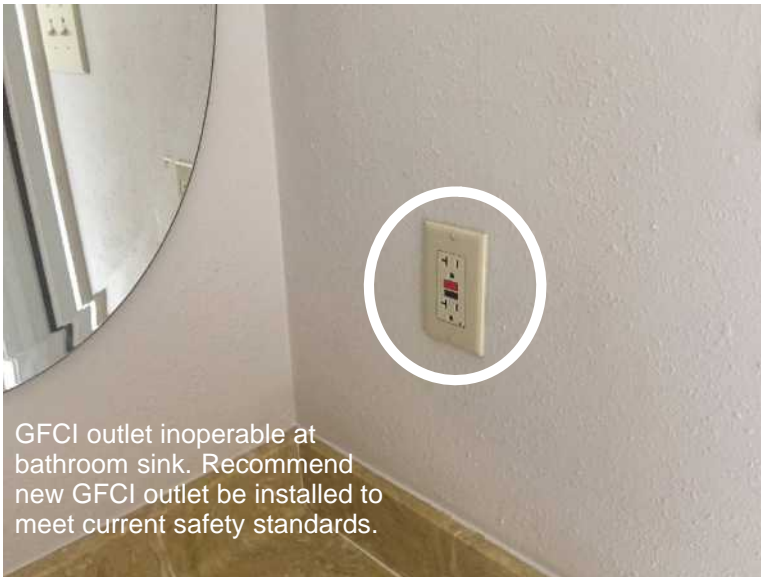


Electrical (Continued)

120 VAC Outlets: (continued)



Hot and neutral wires are reversed at GFCI outlet to left of sink in kitchen. This is a potential shock hazard and the outlet should be re-wired properly.



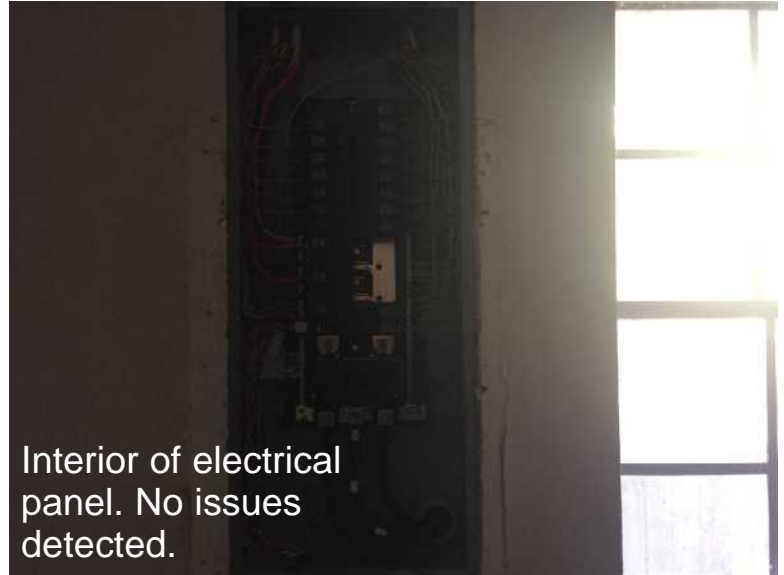
GFCI outlet inoperable at bathroom sink. Recommend new GFCI outlet be installed to meet current safety standards.

Acceptable 240 VAC Outlets: Present for oven/stove, Present for dryer
Garage Electric Panel



Electrical (Continued)

Acceptable Manufacturer: Square D



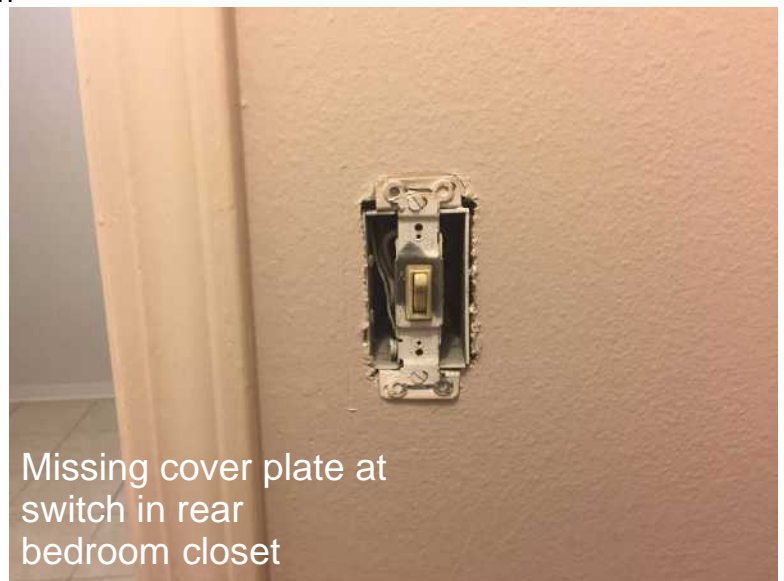
Interior of electrical panel. No issues detected.

Acceptable Breakers: Copper
Acceptable Distribution wiring: Non-metallic sheathed cable (ROMEX)
Acceptable AFCI: Present
Acceptable GFCI: Kitchen and bathrooms - Recommend eventual upgrades at exterior outlets and outlets in garage to meet current safety standards.

Is the panel bonded? Yes

Acceptable Door Bell: Inoperable at time of inspection

Acceptable Interior Electrical Outlets: 3 prong grounded - Missing cover plate at switch in rear bedroom closet. Recommend installation of cover to prevent potential shock hazard.



Missing cover plate at switch in rear bedroom closet

Acceptable Exterior Lighting: Surface mounted front, rear and sides



Electrical (Continued)

Marginal Exterior Electric Outlets: Weather protected, No GFCI protection - Recommend installation of GFCI outlets at all exterior locations to meet current safety standards.

Open ground at outlet on front porch.

Inoperative outlet at rear exterior of home.



Acceptable Smoke Detectors: Present in all bedrooms and in hallway between bedrooms



Air Conditioning

AIR CONDITIONING

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV lights, humidifiers, humidistats and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Exterior air temperature below 65 degrees may prevent the testing of air conditioning equipment, as operation may cause damage. Overflow drain pans are not checked for leaks during this inspection. Duct tape is not recommended for use on HVAC system components, as tape material failure is likely to occur. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which may be costly to remedy.

Evaporator unit in attic; Condenser unit outside AC System

Acceptable A/C System Operation: Functional

Acceptable Condensate Removal: PVC

Acceptable Exterior Unit: Pad mounted

Manufacturer: Carrier

Model Number: 24ABR348A320 Serial Number: 2307E26710

Area Served: Whole building Approximate Age: 10 years

Fuel Type: Electric Temperature Differential: 20F (within normal tolerances)

Type: Central A/C Capacity: 4 Ton

Acceptable Visible Coil: Aluminum

Acceptable Refrigerant Lines: Serviceable condition, Low pressure and high pressure, Suction line and liquid line

Acceptable Electrical Disconnect: Fused - Dual 40amp fuses, Unit properly protected according specs on data plate

Heating System

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this is often performed by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that full visible inspection is impossible. The inspector is not allowed to light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. It is recommended that all homes with fuel burning appliances have carbon monoxide detectors installed according to manufacturer's specifications for additional safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, UV lights, humidifiers, humidistats and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Attic Heating System

Acceptable Heating System Operation: Appears functional

Manufacturer: Goodman

Model Number: 9704316653 Serial Number: 0704011000

Type: Forced air Capacity: 115,000 BTU/HR

Area Served: Whole building Approximate Age: 10 years

Fuel Type: Natural gas

Unable to Inspect: Inspected entire unit

Acceptable Distribution: Ducts and registers

Acceptable Flue Pipe: Type B, Metal



Heating System (Continued)

Acceptable Thermostats: Programmable
Not Present Fuel Tank: None
Tank Location: Not Applicable
Suspected Asbestos: No

Plumbing/Laundry/Gas

PLUMBING

All underground piping or pipes enclosed inside of walls related to water supply, waste, or sprinkler use cannot be viewed and are excluded from this inspection. Leakage or corrosion in underground piping, under slab piping or piping enclosed inside of walls cannot be detected by a visual inspection. It is highly recommended that a video pipe inspection by a qualified licensed plumber be performed prior to closing to determine the condition of the waste lines that are not visible during the home inspection. Inspector is not allowed to open any closed shut-off valves. Verify proper operation of closed shut-off valves with seller before act of sale. Be advised that some Polybutylene and ABS plastic piping systems have experienced some documented problems. Contact the piping manufacturer or a qualified licensed plumber for further information. Testing for fuel pipe leaks and sizing is not performed. It is recommended that all gas appliances are connected to the fuel system with appropriate piping material. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Water temperature above 125 degrees is considered a potential safety hazard and should be corrected. Water temperature testing IS NOT performed during the home inspection due to the fact that conditions may change between the time the inspection is performed and the new owners take possession of the property. Regular testing of hot water temperature is recommended. Overflow drain pans are not checked for leaks during this inspection. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. It is recommended that all bathrooms have a functional exhaust vent fan for proper ventilation. Bath trap access panels are recommended for visual inspection during pest control audits. It is recommended that windows installed inside of the bathtub/shower area are constructed of tempered safety glass. Adequacy and function of private water and waste systems and water quality testing are beyond the scope of a home inspection. Testing should be performed by the appropriate testing agencies prior to closing. Water quality or hazardous materials (lead) testing is available from local testing labs. If gas service is not on at the time of the inspection, gas appliances cannot be inspected. Verify proper operation prior to closing. Testing for carbon monoxide or fuel gas leaks are beyond the scope of the typical home inspection, and therefore are not included. If any problems are suspected, proper evaluation prior to closing is recommended.

Interior

Acceptable Service Line: Copper



Plumbing/Laundry/Gas (Continued)

Acceptable Water Pressure: Functional



Water pressure gauge showing functional flow of approximately 71 PSI

Acceptable Main Water Shutoff: Side of house - Missing knob to turn on or off so had to check pressure at back faucet (adjacent to AC unit)

Acceptable Supply Lines: PVC, Copper

Acceptable Vent Pipes: Metal, PVC

Acceptable Drain Pipes: PVC, ABS

Acceptable Kitchen Sink: Double sink with sprayer, Stainless Steel

Acceptable Bathroom Sink/Basin: Molded dual bowl (master bath), Molded single bowl (guest bath)

Acceptable Faucets/Traps: Metal fixtures with metal trap

Acceptable Tub/Surround: Porcelain tub and ceramic tile surround (master); , Fiberglass tub and fiberglass surround (guest)

Acceptable Toilets: Kohler, 1.6 gallon tank

Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround, Tempered glass door/front

Garage Water Heater

Marginal Water Heater Operation: Functional at time of inspection - Current industry standards call for gas water heaters in garages to be raised at least 18" off of the garage floor. Recommend raising of water heater to comply with industry standards.

Unit is 39 years old and has exceeded the typical life span of a unit of this type. Recommend new water heater be installed.

Manufacturer: Rheem

Model Number: 22-50-3 Serial Number: 0378MO7796

Type: Natural gas Capacity: 50 Gal.

Approximate Age: 39 years (end of typical life cycle) Area Served: Whole building

Acceptable Flue Pipe: Type B, Metal

Acceptable TPRV and Drain Tube: Copper

Exterior



Plumbing/Laundry/Gas (Continued)

Acceptable Hose Bibs: Rotary



Not Inspected Lawn Sprinklers: Lawn sprinklers not tested during standard home inspections

Gas Service

Acceptable Gas Meter: Right side of house
Acceptable Gas Service Line: Galvanized
Not Present Dryer Gas Line: None

Laundry Area

Acceptable Washer Hose Bib: Rotary
Acceptable Washer Drain: Wall mounted drain
Not Present Floor Drain: None

Appliances

APPLIANCES

Inspection of refrigerators, freezers and built-in ice makers are outside the scope of the inspection. Operation of ice maker supply line is not included in this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances and personal belongings are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned, and are not tested during the inspection. If sellers are leaving any personal movable property (appliances) for the buyer, it is recommended that these appliances be tested by a qualified licensed contractor prior to closing.

Kitchen

Acceptable Cooking Appliances: General Electric, Functional at time of inspection
Acceptable Disposal: Bone Crusher
Acceptable Dishwasher: Kenmore, Functional at time of inspection
Acceptable Refrigerator: Kenmore, Functional at time of inspection



Appliances (Continued)

Acceptable Microwave: General Electric, Functional at time of inspection - Light on under side of unit inoperable at time of inspection. Recommend new bulb be installed.

Other Appliances

Acceptable Washer: GE, Functional at time of inspection
Acceptable Dryer: Whirlpool, Functional at time of inspection
Acceptable Dryer Vent: Metal flex - Recommend cleaning vent

Attic

ATTIC

Attic observations include inspection of a representative number of structural components. Each individual component (beam, joist, board, etc.) is not inspected. Insulation is not moved during inspection, therefore areas hidden from view by insulation (decking, finish materials, vapor barriers, structural members, fixture supports, etc.) are not inspected. Some vermiculite insulation has been shown to contain asbestos. Testing for asbestos is beyond the scope of a home inspection. If you suspect vermiculite insulation in your home, it is recommended that an evaluation be performed by a qualified licensed contractor and remedy as needed.

Main Attic

Method of Inspection: In the attic

Acceptable Unable to Inspect: Inspected entire attic
Acceptable Roof Framing: Rafters/Joists
Acceptable Sheathing: Oriented strand board
Acceptable Ventilation: Roof and soffit vents
Acceptable Insulation: Fiberglass, Styrofoam peanuts in areas above garage
Acceptable Insulation Depth: Unable to determine exact depth; appears to be between 6-8 inches
Acceptable Vapor Barrier: Acceptable where insulation is present
Acceptable Attic Fan: Present, Thermostat controlled
Acceptable House Fan: Direct drive with manual controls
Acceptable Wiring/Lighting: Normal operation
Acceptable Moisture Penetration: No water penetration noted at time of inspection
Acceptable Bathroom Fan Venting: Electric fan
Acceptable Exposed Ductwork: Insulated flex

Fireplace/Wood Stove

FIREPLACE

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Consult the manufacturer's instructions to verify proper clearance to combustible materials at the firebox and chimney and necessity for or proper installation of a stop-clip on flue dampers of gas log units. Interior areas of the flue are not fully accessible during a visual inspection, and are not fully inspected. The installation of glass doors on fireplaces (according to manufacturers' specifications) is recommended for increased safety. Verify that any alarm sensors are not installed through the framing of windows, which may void window warranties and allow water intrusion to occur.

Living Room Fireplace

Acceptable Fireplace Construction: Brick, Metal, Wood mantle
Type: Gas log
Acceptable Fireplace Insert: Metal brick, Block, With thermostatically controlled fan
Acceptable Smoke Chamber: Metal



Fireplace/Wood Stove (Continued)

Acceptable Flue: Metal
Acceptable Damper: Metal
Acceptable Hearth: Brick, Raised

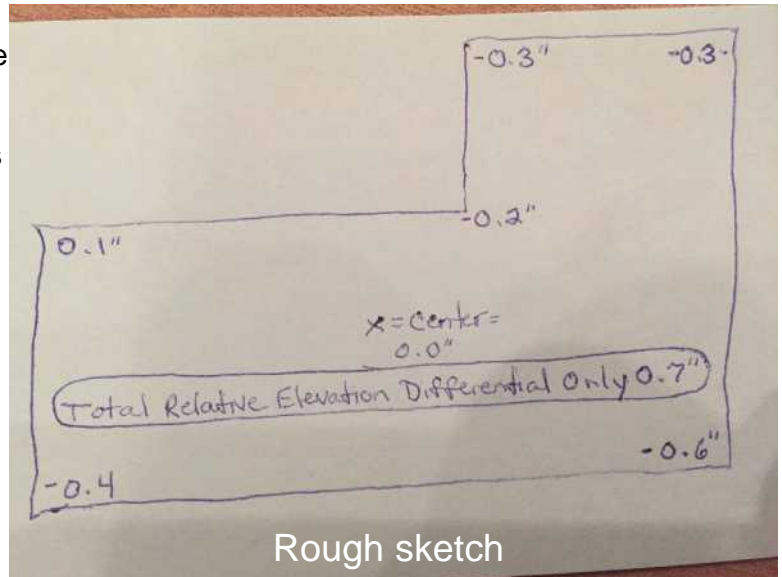
Relative Elevation

RELATIVE ELEVATION:

This is not an engineering report. Safe At Home Inspection Service, LLC is not an engineering company nor do we do any engineering calculations. The "Relative Elevation Survey" and its numbers should be taken at face value and are given as a courtesy to our customers. There are several variables that can cause false or inaccurate results with the numbers given in the report. For a full engineering report, we recommend consultation with a licensed engineering professional.

Acceptable Approximate Center Point (0.0 inches) Living Room
Acceptable Front right corner: Slab foundation: 0-4 inches - within acceptable tolerances - -0.6"
Acceptable Front left corner: Slab foundation: 0-4 inches - within acceptable tolerances - -0.4"
Acceptable Rear right corner: Slab foundation: 0-4 inches - within acceptable tolerances - -0.3"
Acceptable Rear left corner: Slab foundation: 0-4 inches - within acceptable tolerances - 0.1"
Acceptable Other measured corner: Slab foundation: 0-4 inches - within acceptable tolerances - Rear left corner of back right bedroom: -0.3"

Acceptable Front left corner of back right bedroom: -0.2"
Acceptable Total Overall Elevation Difference Slab foundation: 0-4 inches - within acceptable tolerances - Total relative elevation differential = 0.7" (A home of this footprint is considered "acceptable" if it is under 4.0").



Scott Denslow
NACHI Certified Inspector

Date: 03/17/2017

Safe at Home Inspection Service LLC

John and Terri Sample
4444 California St
Page 27 of 27



Receipt

Inspector Name: Scott Denslow
Company Name: Safe at Home Inspection Service LLC

Client Name: John and Terri Sample
Address: 8484 Berkeley Rd.
City, State Zip: San Francisco, CA 94140

Property Address: 4444 California St
City State Zip: Berkeley, CA 94710

Method of Payment	Visa	Amount Received	\$475.00
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Thank you for choosing Safe at Home Inspection Service LLC to perform your Home Inspection.