

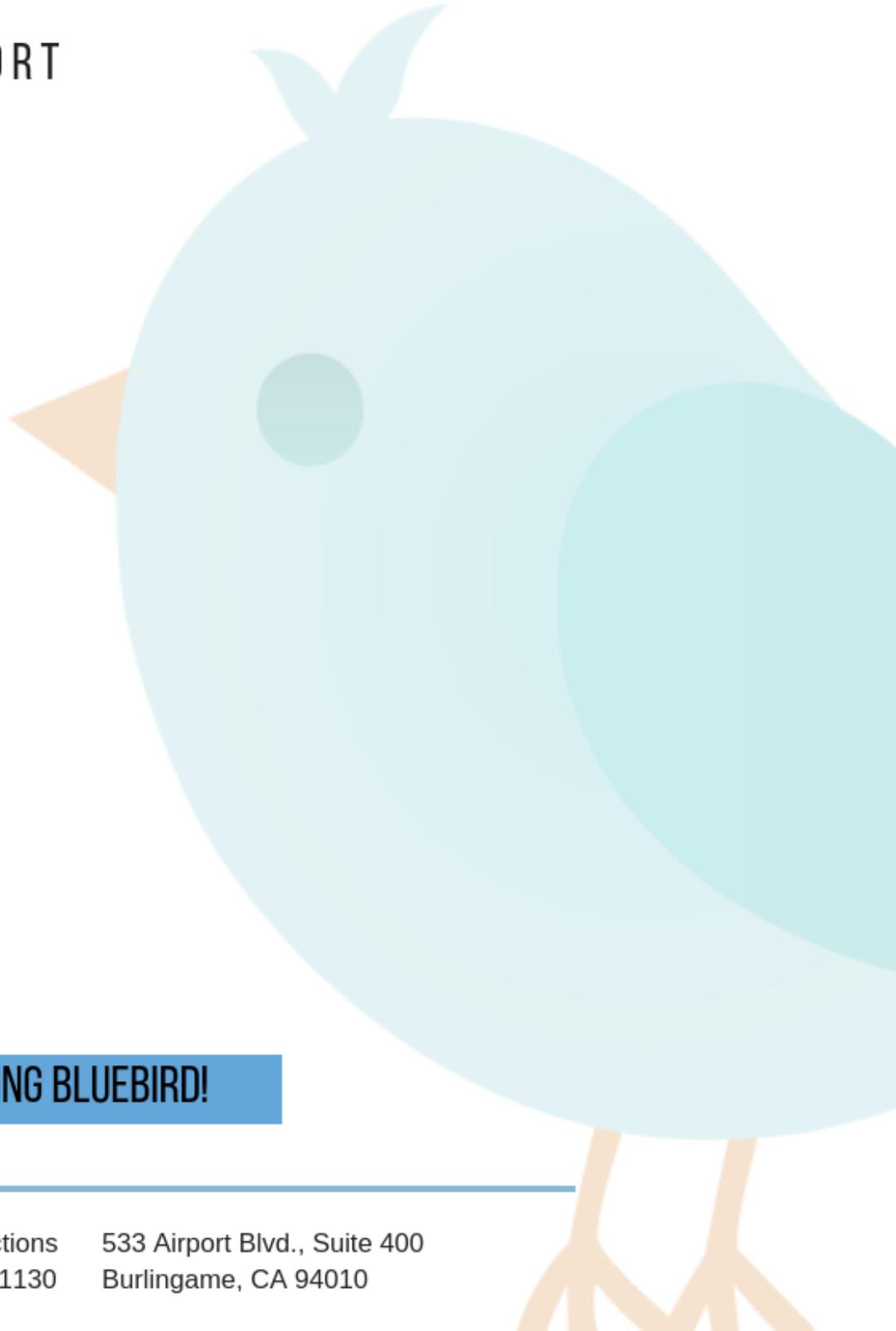


INSPECTION REPORT

THANK YOU FOR CHOOSING BLUEBIRD!

info@bluebirdinspections
650-440-1130

533 Airport Blvd., Suite 400
Burlingame, CA 94010



PROPERTY INSPECTION REPORT

Professional Inspection Services for Home, Roof, Termite, and Thermal Imaging



Prepared Exclusively For

Juliana Lee

Address of Inspection

192 Barranca Terrace, Sunnyvale, CA 94086

Inspection Date

August 13, 2025

Prepared by

Edgar Garcia

Report Number

File #: 20250813-24



Serving the Entire Bay Area!

Bluebird Inspections

Office: 650-440-1130 Email: info@bluebirdinspections.com

533 Airport Boulevard 400, Burlingame, CA 94010

bluebirdinspections.com

COVER LETTER



Dear Juliana Lee:

On August 13, 2025, Bluebird Inspections made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings. The home owner and/or Realtor® has provided this report to assist you in the buying or selling process. It is important for you to understand that this home inspection report is a condition report as of the inspection date. **It is possible for conditions to change due to time, weather, normal wear and tear, etc. Any changes in conditions since the inspection date will not appear in this report.**

For your convenience, Bluebird Inspections is available for a complete re-inspection, follow up walkthrough, or other forms of inspection. Please call our office for details on all services.

It is also important for you to understand typical home inspection procedures. Therefore, we have included a copy of our standard home inspection agreement between Bluebird Inspections and our clients. The [American Society of Home Inspectors \(ASHI\) Standards of Practice](#), if not included, is available upon request. These are the guidelines by which professional home inspectors conduct their service.

I hope the enclosed information is helpful and assists you in making an informed purchasing decision. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

A handwritten signature in black ink, appearing to read "John Chung", with a stylized flourish at the end.

John Chung

ABOUT YOUR INSPECTION



In order for you to receive the full value of this inspection, please read the information we have provided.

The purpose of the inspection is to identify major, visually-observable defects that are present at the time of the inspection and that, in BLUEBIRD INSPECTIONS opinion, might affect the typical home buyer purchase decision or the use of the property for its intended purpose. A system or component has a major visual defect if it is considered significantly deficient, either unsafe or not functioning, and cannot be replaced or rendered safe or functional for less than \$1,000. Bluebird Inspections inspects for evidence of structural failure and safety concerns. The cosmetic condition of the paint, wall coverings, carpeting, window coverings, etc. are addressed for buyer and/or seller informational purposes. All conditions are reported as they existed at the time of the inspection.

Common components and common areas: Inspectors do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney, foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

The inspection will be limited to readily accessible areas of the property. The inspectors are not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceilings, water, soil or vegetation or other materials or objects that may impede access or limit visibility. Latent or concealed defects are not within the scope of this inspection. Heavy furniture, personal belongings or stored items can prevent the proper inspection of areas in the home. Items not permanently affixed and/or hard wired to home, such as track lighting attached to ceiling using receptacle plug for power source, is considered personal or portable property, and are not included in this report.

It is recommended to have these areas checked through after the seller has vacated to insure that no adverse conditions were concealed before the close of escrow.

Inspectors are not required to enter any area which may contain materials hazardous to the inspector's health and/or safety. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. Testing the function or operation of shutters, awnings, window coverings, or other such accessories is not within the scope of this inspection.

This report did not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, or other similar or potentially harmful substances. Water and air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of this inspection.

Residential buildings constructed in or before 1978 may contain lead-based interior and exterior paint. Lead is considered a potential health threat if it is ingested or if the dust from it is inhaled. Pregnant women and young children are at the greatest risk. Paint can be tested for lead content by a lead paint consultant, abatement contractor or testing laboratory. Testing or evaluation for lead-based paint is not within the scope of our inspection. For more information regarding lead-based paint, please contact the Environmental Protection Agency.

Mold, mildew, fungus and other microbial organisms commonly occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification of the organisms is beyond the scope of the inspector. Any area or item exhibiting such conditions can be a health hazard to some people. If concerned about this possibility, we recommend further investigation be performed by a Certified Industrial Hygienist to determine if there exists an ongoing climate for incubation or microbial contamination and that steps be taken to eliminate this climate.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Product recalls and safety alerts: Product recalls and consumer safety alerts are added almost daily. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection

Safety Commission (CPSC) web site www.cpsc.gov or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists. Other items: Soil condition or stability is not determined during this home inspection. Engineering analysis of a building structure is performed only by a licensed structural engineer. Engineering is beyond the scope of a typical home inspection. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.

All items identified as "requires service, or maintenance or correction or recommendations for evaluation, repair or correction or inaccessible or not serviceable or beyond the scope of inspection" should be conducted by a licensed specialty contractor, engineer, specialist, or appropriate person well before the close of escrow as additional defects may be discovered and additional service may be required. The client is also strongly advised to further investigate or contract with appropriate person to further investigate and and/all conditions/items in the inspection report that which may have been disclosed by others or which you may be concerned before the close of escrow or sooner if your residential purchase agreement has a time limit.

Compliance with past or present building, zoning, or other governmental codes or regulations is not within the scope of this inspection. Determining property boundaries or inspecting fences and/or privacy walls is not within the scope of this inspection. The inspection does not purport to comment on renovation work and any safety, code or structural issues associated with this work. Permits and engineering approval are not verified and beyond the scope of this inspection. If you are concerned about code violations or building permit information you should: 1) Contract with a company to research permit information available at the appropriate building and safety office; 2) If you have additional concerns with regard to code violations you may contract for a code compliance survey of the property. A typical home inspection is not such a service. We advise clients to ask for any/all permits and inspection records with final signatures for any modifications or additions that may have been made to the dwelling, and/or any known conditions that may have inadvertently left out of disclosure statements.

Your attention is directed to the BLUEBIRD INSPECTIONS AGREEMENT, a copy of which is attached; this letter makes it a part of the inspection report. It more specifically delineates the scope of the inspection and the limit of liability of Bluebird Inspections in performing this inspection. Please be sure to read and understand the scope of our inspection.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written BLUEBIRD INSPECTIONS Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. BLUEBIRD INSPECTIONS has no liability to any party (other than the Bluebird Inspections client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

GENERALIST VERSUS A SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

This inspection report should not be considered a guarantee or warranty of any kind. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE FORM**.

An attorney and/or real estate broker should be consulted on additional items not included in this report.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

**We realize that there may have been other choices to meet your home inspection needs.
Thank you for using Bluebird Inspections!**

INSPECTION KEY



For your guide and convenience, the report is defined in the following categories:

Repair, Correct or Service: These items are of immediate concern to this structure. They should be serviced, corrected/repared or further evaluated, specifically from a qualified licensed contractor, engineer, specialist, or appropriate tradespersons before the close of escrow.*

Listed in each chapter are specialty contractors typically associated with the listed repairs (however some contractors may not be defined or listed). Further evaluation from these trades must be arranged by the client and/or interested parties at their own expense.

Further Evaluation: A system, condition and/or area that we were unable to either properly inspect or properly access, not qualified to comment on or not familiar with. These items should be further investigated by the appropriate specialist or appropriate persons before the close of escrow.

Safety: A condition, system or component that is considered harmful or dangerous due to its presence or absence.*

IMPROVE: These may be items identified for upgrade to modern construction and safety standards.

These may be, but are not limited to, items such as GFCI receptacles, AFCI protection, baluster spacing in guardrails and installation of safety glass where subject to human impact.

NOTE: These includes comments of deficiencies with are less than significant; routine maintenance, tips, and other relevant resource information. While correction may not be warranted, we felt it was important that you be aware of its existence.

MONITOR: No recommendation for repair or further evaluation at this time. The condition should be either monitored by the homeowner and/or the appropriate trades.

SERVICEABLE - The inspected item/area that was visible was found to be in working order/serviceable condition (excluding cosmetic consideration and normal wear.) It does not imply that the system and/or components were in perfect or like-new condition or that it would meet every individual's interpretation of an acceptable state.

**These comments are duplicated in the Improvement Recommendations Summary. However, the entire report must be read for full disclosure.*

*All interior directional references are made looking inward from the front entrance.
All exterior directional references are made from the street facing the building front.*

Photographs

The photographs presented in this report are included for convenience of the user only and are the copyrighted property of Bluebird Inspections. The written observations and recommendations are the basis of the inspection findings. The photos are only included in reference to items for which the inspector believes their presence will aid the client in understanding the written comments. They are not intended to be used in place of the written comments but instead, only included to enhance understanding.

GENERAL DESCRIPTION

- Inspectors only were present at the time of inspection.
- The home was built in 2009 (according to publicly available data).
- The home was vacant.
- The approximate temperature at the time of inspection was 60-70 degrees Fahrenheit, and the weather was sunny and clear.
- Except as noted, the utilities were turned on at the time of the inspection.
- The inspected property consisted of a townhome wood-framed structure with stucco.
- The home was situated on a level lot.
- There was a concrete walkway leading to a concrete entry way at the front of the home.

Recommendations & Observations

Note: The exterior systems are under the maintenance of the HOA. We do not inspect exterior areas (or any areas, systems, components listed as under the Homeowner's Association in this report), as these areas are typically covered by the HOA. Any information provided in this report pertaining to these areas are given as a courtesy only and do not reflect the entire exterior areas or systems of this home. Please refer directly to the HOA or the appropriate parties for such information.

- All items listed “under the maintenance of the HOA” were not confirmed to be under the jurisdiction of the HOA. We recommend you consult with the HOA and/or your agent to verify this before close of escrow.

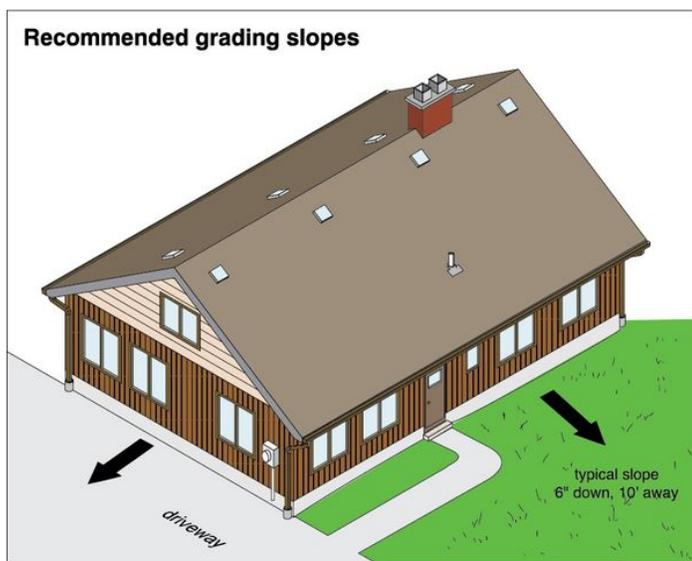
EXTERIOR LOT

Recommendations & Observations

The exterior lot is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: Landscape contractor, Gutter Contractor, General Contractor, Arborist, Trades

The grade, also known as slope, around the home is the landform or physical feature of the ground directly abutting or adjacent to the home. The grading immediately adjacent to the house should be checked to ensure a slope of one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested. It is important to have adequate site drainage for the home. In basements and crawl spaces, water intrusion can cause rot, mildew and mold. Moisture will also attract wood-destroying organisms. Poor drainage frequently causes ponding and puddling which usually results in other problems such as interfering with use of one's property and also may seep into basements and crawl spaces. Proper drainage is important to keep water from entering the basement or getting under the home.



Excessive water building up around the home will also cause hydrostatic pressure - exerting pressure on the foundation - as well as efflorescence, which will deteriorate a concrete foundation over a prolonged time if not addressed. If the surrounding soil continues to be saturated, the resulting pressure on the foundation wall can be nearly twice the pressure of the soil that is not saturated. Prolonged exposure to hydrostatic pressures leads to the weakening and failure of the foundation walls.

Planter boxes, if present, should be properly flashed at the wall or removed to prevent water intrusion or ponding next to the home. Sprinklers should also be checked periodically for leaks and to ensure they do not spray against the structure of the home.

Gutters and downspouts should also receive routine maintenance to prevent premature failure. All downspouts should terminate away from the building foundation area, by using of splash blocks or underground drainage piping. The discharge from all downspouts should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the property.

EXTERIOR CLADDING

EXTERIOR WALLS

- The exterior walls were covered with stucco.

Recommendations & Observations

- The exterior walls are under the maintenance of the HOA; therefore was not inspected.
-

SPECIALISTS: General Contractor, Stucco Contractor

The condition of the interior cavity (felt, framing, etc.) was unknown.

Trees and bushes should always be kept trimmed away from the structure to help prevent moisture and pest entry and to help prevent damage to the roof coverings.

Stucco is a plaster now made mostly from Portland cement and sand and lime. Stucco is usually applied over a base of wire mesh, building paper, and plywood sheathing. It can be applied over existing surfaces or reapplied over existing stucco.

A number of causes create cracks and holes in stucco, including improperly applied or poor-quality stucco. Settling can also cause cracks without good reinforcement in the connecting points of the walls or with intrusion of other building components. Stucco is permeable and allows moisture to pass through. Check with the guidance of a local contractor before repair of stucco walls.

EXTERIOR TRIM

Recommendations & Observations

- The exterior trim is under the maintenance of the HOA; therefore was not inspected.
-

SPECIALISTS: General Contractor

Trim does not serve a structural function. It is used as a finishing around openings and to protect joints, edges and ends. All non-treated wood continually exposed to moisture is prone to decay.

EXTERIOR SOFFIT AND FASCIA

Recommendations & Observations

- The exterior soffit and fascia is under the maintenance of the HOA; therefore were not inspected.
-

SPECIALISTS: General Contractor

There are two main parts to an eave, where the roof extends past exterior walls, are the soffit, the flat underside of the overhang, and the fascia, the horizontal board that is nailed across the face of the eave.

The overhang of a roof is often the first area to give way to rot, peeling paint and other weather-related problems. Soffit and fascia boards are susceptible to water damage caused by improper flashing, torn shingles, and faulty gutters. When water seeps in, the rot spreads quickly because the wood stays soggy inside the dark, damp space. Damage is

also caused by birds and squirrels nesting inside eaves. These animals are particularly attracted to a water-damaged fascia or soffit.

A well-ventilated fascia/soffit system prevents moisture from building up under the roof and in the attic. Most fascia and soffit problems can be corrected by cutting out sections of damaged material and replacing them.

DRIVEWAY

- There was a concrete and paver driveway at the rear of the home which led to the garage.

Recommendations & Observations

- The exterior driveway is under the maintenance of the HOA; therefore was not inspected.

SPECIALISTS: Concrete Contractor, General Contractor, Arborist, Trades

GARAGE

- The attached garage was designed for two car(s) with access provided by one overhead style door(s).
- The electric garage door opener was tested and found to be functional.
- The automatic safety reverse on the garage door was tested and found to be functional.
- The visible sections of the concrete garage floor were noted to be in serviceable condition.

Recommendations & Observations

Note: Major cracks (displacement larger than a 1/4 inch in width) were observed in the concrete floor. The classification of major is any crack that is 1/4" in width or greater. There was no major movement or settlement observed. This should be monitored.



Improve: There were no air vents installed for the garage. Advise installation for better air circulation in the garage from vehicular fumes and gas appliances.

The garage was serviceable at the time of inspection.

SPECIALISTS: Garage Door Contractor, General Contractor, Trades

NOTE: The U.S. Consumer Product Safety Commission requires that all garage door operators be outfitted with an external entrapment protection system. It is very important to know that your safety reverse works. The safety reversing feature on garage door openers should work in both directions. A garage door opener that is not equipped with safety reverse systems or are not adjusted properly can cause serious injury.

Modern garage door openers should have two automatic reverse features installed. They should reverse when resistance is applied and when the photo-electric eyes are crossed. Automatic garage door motors should have a sensor installed that reverses the garage door when a small amount of force is detected.

NOTE: Recommend having the garage door opener if present reprogrammed after taking possession of the home for security reasons.

NOTE: On or after July 1, 2019, no person, corporation, or entity shall manufacture for sale in this state, sell, offer for sale at retail or wholesale, or install in this state a residential automatic garage door opener that does not have a battery back-up function that is designed to operate when activated because of an electrical outage. The battery back-up function shall operate in a manner so that the automatic garage door opener is operational without interruption

during an electrical outage. This section applies to all automatic garage door openers manufactured and sold for use in any residence and other residential applications of automatic garage door openers manufactured for commercial properties. On or after July 1, 2019, no replacement residential garage door opener shall be installed in a manner that connects the replacement door to an existing residential automatic garage door opener that does not meet the requirements set forth in subdivision (a), regardless of the date of manufacture of the residential automatic garage door opener. **It is the responsibility of the client to check with the seller and/or appropriate parties to ensure this is completed.**

CHIMNEY

- A direct vent fireplace was located in the family room.



Recommendations & Observations

- The chimney is under the maintenance of the HOA; therefore was not inspected.

The fireplace was serviceable at the time of inspection.

SPECIALISTS: Licensed mason, General Contractor

NOTE: For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection.

NOTE: Fireplaces are not checked for actual function in burning gas or solid fuels. Gas shutoff valves are not tested. Fireplaces should be inspected on an annual basis and more often depending on usage. Inspection of the fireplace is limited to visible and accessible sections only. The inner reaches of the flue or chimney throat are relatively inaccessible, so the view from the fireplace or chimney is not adequate to discover possible deficiencies or damage, even with a strong light. Inspectors do not remove rain caps and spark arrestors on the chimney top to look inside the chimney flue.

NOTE: The National Fire Protection Association (nfpa.org) and BLUEBIRD INSPECTIONS recommend that all fireplaces and chimneys receive a "Level II" inspection whenever real estate is sold or transferred. Many qualified chimney professionals can be located on the web site of the Chimney Safety Institute of America, csia.org. Recommend consulting with seller concerning most recent inspection and service/maintenance and further evaluation by a qualified fireplace professional if it cannot be proven that fireplace has been inspected within the past twelve months. Recommend annual inspections by a qualified fireplace professional.

Spark Arrestor: A spark arrestor/rain cap serves a dual purpose of preventing hot embers from escaping the flue and moisture from entering into the firebox.

Creosote: Creosote is a gummy, foul smelling, corrosive and extremely combustible substance that, if no precautions are taken, will coat the insides of everything it passes through. It is formed when volatile gases given off in the burning process combine and condense on their way out of the chimney. As the creosote deposits cool they harden to a shiny black coating that can be difficult to remove, especially if the deposits are left over a period of time. Creosote will continue to accumulate on chimney surfaces until it is removed. As it builds up, it restricts the flow in the chimney and/or stove pipes. This may allow carbon monoxide fumes, toxic emissions, and even fire from entering back into the home.

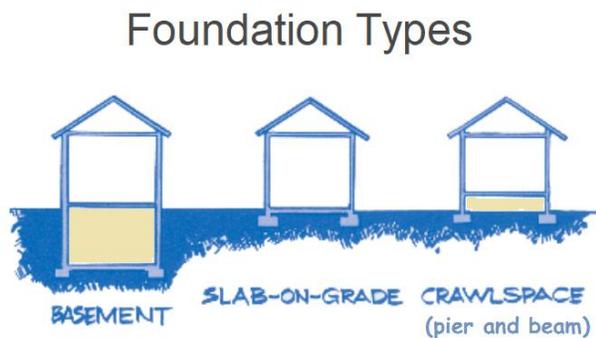
FOUNDATION

- The foundation was constructed of a concrete slab-on-grade.
- The foundation was assumed to be anchored - not visible due to construction design.

Recommendations & Observations

- The foundation is under the maintenance of the HOA; therefore was not inspected.
- Slab-on-Grade: The full slab was not visible at the time of the inspection because of carpet or other floor coverings. Inspectors do not move furniture or pull back the carpeting, linoleum or other floor coverings. Please note that the conditions of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

SPECIALISTS: Structural engineer, Concrete contractor, Landscaper, General Contractor



Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's [American Society of Home Inspectors \(ASHI\) Standards](#).

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to

consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

PLUMBING

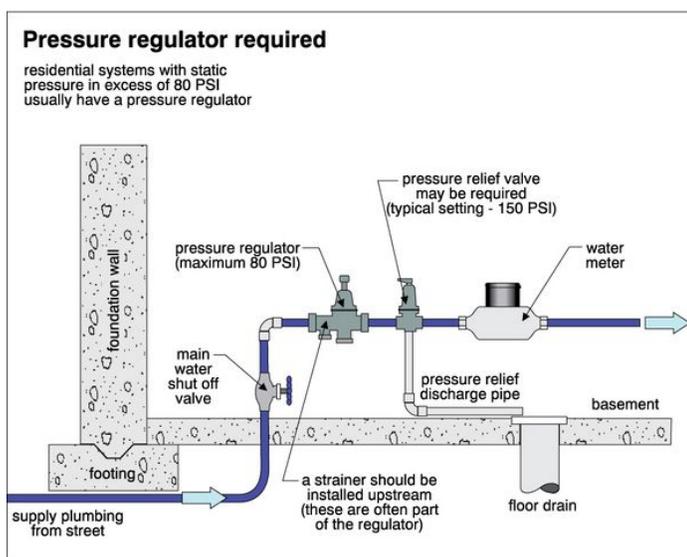
- The visible water supply lines throughout the home were copper pipes.
- The visible waste lines consisted of ABS and chrome pipes. Underground and/or buried piping is not inspected/tested, drain cleanouts and location not verified. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Check with the seller for information about the history of the sewer or septic system. Having a drain service company video review and service the main line to be sure it is open and flowing is recommended.
- Water flow throughout the home was above average.
- Water pressure was tested at an outdoor sillcock and found to be 90 pounds per square inch. A regulator was not installed or visible. With too little water pressure, showering, rinsing dishes and even a glass of water can be a major annoyance. On the other hand, dishwashers, clothes washers and other household appliances can be damaged by water pressure exceeding 80 psi, and high pressure can void an appliance warranty as well.

Water pressure



Recommendations & Observations

1. **Further Evaluation/Correct:** The water pressure was noted to be above 80 pounds per square inch (PSI). Check for a regulator (not visible) and/or correct as necessary. Modern standards call for a pressure regulator to be installed along with an associated expansion device to protect the building pipes and fixtures (from valve/faucet leakage and solenoid valve failures) when the supply pressure exceeds 80 PSI.



The plumbing was serviceable at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Trades

☑ Since 1992, a maximum of 2.5 GPM is the federally mandated flow rate for new shower heads. This means no more than 2.5 gallons of water should flow out each minute. Oct 20, 2017 - Federal standards require new toilets to use 1.6 gallons per flush. The aerator (the screw-on tip of the faucet nozzle) restricts the maximum flow rate of water from the faucet. New kitchen faucets are usually equipped with a 2.2 gpm (8.3 Lpm) aerator. Bathroom faucets can have aerators that restrict flow to 1.5, 1.2, 1.0, or 0.5 gallons per minute (5.7, 4.5, 3.8 or 1.9 Lpm).

Supply plumbing should be checked annually for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces will not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired.

Visible waste plumbing should be checked for leaks. Basement floor drains and exterior drains should be checked and cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.

WATER METER & SHUT-OFF

Main WATER disconnect



- The water meter was located on the sidewalk.



- The main shut-off valve was checked for presence and accessibility only – no operational test was attempted. These valves are prone to leak when turned off and back on. Main water shut-off valve was located on the rear wall.

Recommendations & Observations

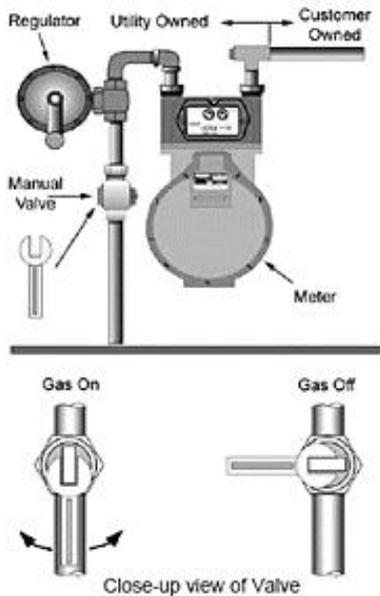
The water shut-off valve was serviceable at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Water Utility company

You can use your meter to detect water leaks on your property. The low flow dial appears as a small colored triangle on most straight reading meters. It spins if any water is flowing through the system. If it is moving clockwise, water is passing through the meter and you may have a leak somewhere in the system.

GAS METER & SHUT-OFF

Main GAS disconnect:



- **SAFETY:** We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

Recommendations & Observations

- The gas meter is under the maintenance of the HOA. Check with the HOA or appropriate persons regarding location and access in the event of an emergency and/or servicing.

SPECIALISTS: Plumber, Gas utility company, Trades

*Some cities and counties have regulations that require the installation of automatic gas shutoff devices, which may include excess flow gas shutoff valves and/or earthquake actuated gas shutoff valves. Regulations vary, but generally apply to new building construction, or significant alterations or additions to existing buildings. Check with your local city or county agency to see if regulations apply in your area.

PG&E regularly inspects all of their pipelines to check for possible leaks or other signs of damage. However, as an additional safety precaution, PG&E adds a highly recognizable sulfur-like odor to natural gas. If you smell this distinctive “rotten egg” odor or suspect a gas leak, always leave the area immediately and move to a safe location and immediately call 911 and PG & E at 1-800-743-5000.

WATER HEATER

- There was a 50 gallon capacity, natural gas water heater which was located in the garage.



- Information on the water heater indicated that it was manufactured in 2008.
- This size tank is sufficient for a typical home of this size.

Recommendations & Observations

Monitor: There were signs of rust observed to the water heater tank.

Note: The drain pipe from the TPR valve does not terminate to the exterior. To prevent a possible excessive moisture condition in the garage, we advise extending this pipe to the exterior.

The water heater was functional at the time of inspection.

SPECIALISTS: Plumber, General Contractor, Trades

NOTE: The water temperature is not verified and/or tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in for safety.

A water heater located in a garage should have the ignition source, or pilot light, elevated 18". Pressure relieve valve should terminate to the exterior, 6" to 24" above grade with no thread fitting pointing downward. Minimum 1/4" per foot downward slope should be maintained at the pressure relief drain line. Water piping should be insulated within the first 5' of the water heater. A drain pan should be installed if located in the interior other than the garage. The flu connection area and vent pipe should be in place, slope upwards and be physically sound, without holes or excessive corrosion.

Water temperature: Use the lowest operating temperature setting necessary to provide comfortably-hot water. If your household has children or elderly or disabled residents, consider using a lower temperature setting. The water heater temperature from the manufacturers are typically set to 120 degrees F (49°). Increasing the temperature increases the risk of accidental scalding. Water temperatures at or above 125°F (52°C) can cause instant scalding, severe burns, or death. Before you decide to change the temperature setting, read the following charts carefully:

Water Temperature	Time in which a young child can suffer a full thickness (3rd degree) burn
160° (70° C)	Less than 1 second
140° (60° C)	1 second
130° (55° C)	10 seconds
120° (49° C)	10 minutes

100° (37° C)

very low scald risk

Read the water heater manufacturer literature before use.

Water heater sizing guide

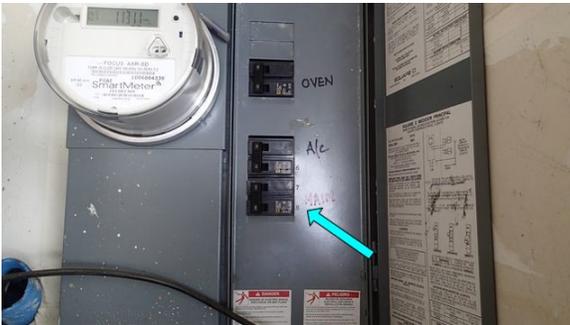
Residential Water Heater Sizing Guide			
Family Size	Demand	Gallon Capacity Required	
		Electric	Gas
 5+	High	-	75
	Regular/Low	80	50
 3-4	High	80	50-75
	Regular/Low	50	40
 2-3	High	50	40-50
	Regular/Low	40	40
 1-2	High	40-50	40-50
	Regular/Low	30	30

This chart is for determining appropriate water heater capacity in response to individual family requirements. Individual use may vary. Sizing is based on 3 gallons per minute shower head and standard bathtub. Accommodations for larger capacity and higher recovery water heaters should be made for high demand conditions.

ELECTRIC PANEL AND SERVICE

- The underground electric service wire entered the home on the rear wall. The electric meter was located on the rear wall.
- The electric meter belongs to the local power utility company. If the meter is not functioning properly, contact the power company.
- The service wire entered a Square D service panel, located on the rear exterior wall with a 125 amps (or more) and a 120/240 volt rated capacity. This service size is serviceable for a typical home of this size. The branch circuits within the panel were aluminum.
- The service then entered a Square D sub-panel, located on the second level hallway wall with 100 amps. The branch circuits within the panel were copper and aluminum.
- The visible house wiring consisted primarily of the Romex type(s).
- A grounding electrode was not visible.
- A ground fault circuit interrupter was noted in the bathroom(s), kitchen and garage.

Main ELECTRIC disconnect



Sub-Panel



NOTE: The main shut-off was noted but not tested. The main disconnect switch serves as a safety device to permit convenient shutdown of the system for emergency or service. The main disconnect switch should always be kept accessible for use in emergencies.

Recommendations & Observations

1. **Further Evaluation:** Evidence of a scorched outlet was noted in the second floor hallway.



The electrical service was serviceable.

SPECIALISTS: Electrician, General Contractor

Main Panel: The main electrical panel should be checked annually for rust or water marks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tightened. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. Burned wires indicating loose or poor connections should be repaired by qualified personnel. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. This should be done by a qualified electrician. The area around the panel for roughly three feet in all directions should be kept clear of storage.



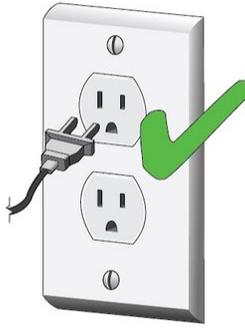
Tamper Resistant Receptacles device was designed to prevent the insertion of objects that children try to stick into the outlets. Nearly, 2,400 children get an Electric shock or burns due to putting objects like keys, scissors, paperclips, etc. into outlets each year. Installing Tamper Resistant Receptacles (TRR)'s is one of the safest ways to prevent any injury. In order for the TRR's outlet to work it requires a double prong entry.

Since, 2008 Tamper Resistant Receptacles (TTR)s have become required. All homes that are built in 2008 and newer should have the TRR's. TTR's provide Automatic protection and looks like ordinary outlet but design with spring loaded cover plate that close off receptacle opening. Installation of Tamper Resistant Receptacles use the same guidelines that apply to standard power receptacles and should be installed by a licensed technician. Tamper Resistant receptacles in home: not installed or visible

Tamper-resistant electrical outlets



tamper-resistant receptacles won't allow paperclips, keys, etc. into either the hot or neutral slot



plugs go in normally because both slots see a blade

AFCI's: National Electric Code requires arc fault circuit interrupters (AFCI) for bedroom circuits since January 2002. AFCI's are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight. For further evaluation/upgrading, consult with a qualified licensed electrician.



Sample AFCI

Unless otherwise noted, a representative number of installed lighting fixtures, switches and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI) were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. The present and tested GFCI's were functional, except as otherwise noted in this report. A non-functional GFCI should be replaced with functional GFCI's.

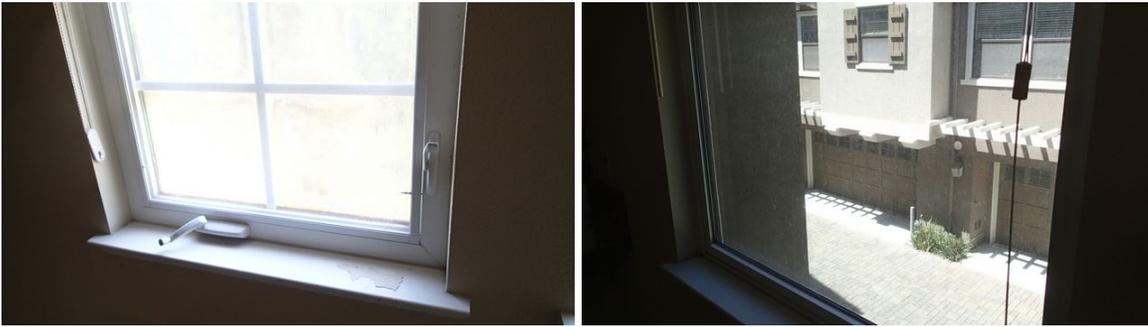
Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were not within the scope of this inspection.

WINDOWS & DOORS

- The primary windows were constructed of vinyl/fiberglass/composite; sliding style, gliding style and casement style; with double pane glass.

Recommendations & Observations

1. **Repair:** Condensation was noted in this thermopane which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, repair or replacement of this window is required. Areas noted: bedrooms, living room and kitchen



2. **Further Evaluation:** There was weathering noted to the window glazing/frame in the rear bedroom.



The windows were serviceable at the time of inspection.

SPECIALISTS: Window Contractor, General Contractor

NOTE: Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions.

We cannot assure the seal on each and every window, but we will note in the report the presence of visible condensation at the time of inspection. Due to climatic conditions, nature of the components and cleanliness of the glass, it is not possible to determine all failures. Unless otherwise noted in the report, no condensation or fogging was present when inspected.

Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot. The best protection against condensation are windows with low-E glass containing gas fill, combined with warm-edge spacers and

a nonmetallic window frame, such as wood, vinyl, fiberglass, or one of the newer composites.

DOORS

Recommendations & Observations

The doors were serviceable at the time of inspection.

SPECIALISTS: General Contractor, Trades

All interior and exterior doors were operated and found to be functional; unless otherwise noted in this report. Recommend having all exterior door locks re-keyed after taking possession of the home for security reasons. Possible problem areas may not be identified if the windows or doors have been recently painted.

Door frames should be checked to determine their squareness. Door frames showing significant movement over a six month period are normally indications of more serious problems.

INTERIOR

- The interior wall and ceiling surfaces were finished with drywall.
- The interior floor surfaces were ceramic tile and carpet.

Recommendations & Observations

1. **Repair:** There was black staining observed to the wall in the . It is beyond the scope of the inspection to identify this type of material. Recommend to remove/clean.



Stain was cleaned on 08.20.2025.

Note: Areas of the structure have been recently painted not making it possible to accurately assess visible damage. It is the responsibility of the owner or his agents to disclose any information pertaining to damage in those locations.

The interior walls and ceilings were serviceable.

SPECIALISTS: Sheetrock Contractor, General Contractor, Trades

Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

Bluebird Inspections inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

LAUNDRY

- The laundry room was located in the third floor hallway of the home.
- There was gas and electric supplied to the laundry room.

Recommendations & Observations

The laundry room was serviceable at the time of inspection.

SPECIALISTS: Licensed plumber, General Contractor, Trades

NOTE: The drain system or water valves were not inspected or tested. We recommend the seller/property owner or appropriate persons be consulted regarding the functionality of this system, as hidden defects may be present.

NOTE: Evaluation of dryer and washer and gas line shut-off valve are not within the scope of inspection. If these appliances are to convey to the buyer, it is recommended to have these appliances checked by the seller before the close of escrow. The interior of dryer vents should be frequently examined for lint buildup and cleaned to prevent the possibility of fire.

NOTE: 220 volt outlets, if present, are noted but not tested.

SMOKE DETECTOR

- There were smoke detectors observed in the house.

Recommendations & Observations

FIRE SPRINKLER SYSTEM

The fire sprinkler system in the home is not within the scope of inspection and was not tested. The inspection of fire suppression/sprinklers is a Life-safety system and require very specialized knowledge by a State licensed function. There are no requirements for residential systems to be periodically inspected for proper operation. It is suggested that a system be inspected every 3-5 years. We would recommend looking at the installation tag located by the test valve (usually in the garage or near the main water shut-off). This will usually list the contractor that installed the system. They would be a good place to inquire for an inspection.



We only note the presence or absence of smoke detectors; we do not test them. We recommend installing and maintaining approved smoke detectors as per the manufacturer's instructions and local ordinance and testing all smoke detectors at your walk-through prior to the closing of this transaction. Older smoke detectors are estimated to have a 30% probability of failure within the first 10 years. Newer smoke detectors do better, but should be replaced after 10 years. Unless you know that the smoke detectors are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Having a smoke detector cuts the chance of death nearly in half if you have a home fire. By properly placing, regularly testing and maintaining your detectors, you can ensure that they are in fact working and will alert you if a fire breaks out. Make sure you buy only those detectors that bear the mark of an independent testing laboratory. National Fire Alarm Code says homes must have smoke detectors on every level of the home including the basement and outside each sleeping area. New homes are required to have a smoke detector in each sleeping area as well as hardware for detectors to be interconnected, so that if one detector is activated, all detectors will sound the alarm signal. On floors without bedrooms, smoke detectors should be installed in or near living areas, such as family rooms and living rooms.

Since smoke and deadly gases rise, detectors should be placed on the ceiling at least 4 inches from the nearest wall, or high on a wall, 4-12 inches from the ceiling. This inch minimum is important to keep detectors out of possible "dead air" spaces, because hot air is turbulent and may bounce so much that it misses spots near a surface. Installing detectors near a window, door or fireplace is not recommended because drafts could detour smoke away from the unit. In rooms where the ceiling has an extremely high point, such as in vaulted ceilings, mount the detector at or near the ceiling's highest point.

For best protection, it is recommended both (ionization and photoelectric) technologies be in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.

CARBON MONOXIDE DETECTORS

- There was a carbon monoxide detector observed in the house.

Recommendations & Observations

1. **Safety:** There were an insufficient number of carbon monoxide detectors observed in this home. Typically, these alarms should be installed outside the sleeping areas, near fuel-burning appliances, near fireplaces, and in units with attached garages.

Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufacturers installation instructions for specific recommendations and installation locations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades person.

Because carbon monoxide is slightly lighter than air and also because it may be found with warm, rising air, detectors should be placed on a wall about 5 feet above the floor. The detector may be placed on the ceiling. Do not place the detector right next to or over a fireplace or flame-producing appliance. Keep the detector out of the way of pets and children. Each floor needs a separate detector. If you are getting a single carbon monoxide detector, place it near the sleeping area and make certain the alarm is loud enough to wake you up.

It is important to test your alarms regularly, but it is suggested to test them at least once monthly. If your carbon monoxide alarm has replaceable batteries, they should be changed at least every 6 months.

The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home.

Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside home and become deadly.

Carbon monoxide detectors should be tested periodically in accordance with manufacturer's recommendation, to assure these devices are operable and providing protection. Failure to perform periodic test reduces assurance that the home's occupants will be alerted in the event of hazardous events. If uncertain about the frequency of testing, the suggested frequency of testing is once per month. If devices are operated by or contain batteries as back-up power, it is suggested that batteries be changed in accordance with manufacturer's recommendations, or every 6 months if not specified.

BATHROOMS

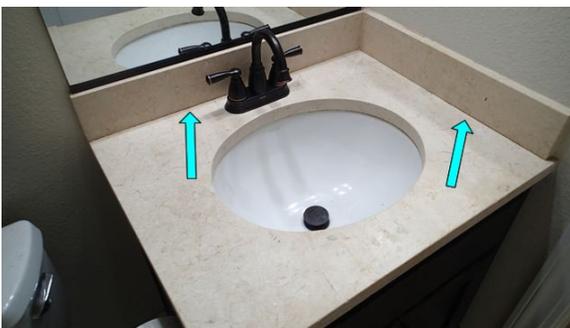
- The home had two and a half bathroom(s).

Recommendations & Observations

1. **Repair:** There were signs of rust and water leaking through the glass enclosure in the master bathroom. See termite report.



2. **Repair:** Loose and/or missing caulk noted around the tub fixtures and sink in the third floor hall bathroom. See termite report.



3. **Repair:** The baseboard in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.



4. **Repair:** The vanity shelf noted in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.



Note: A diverter leak was noted at the tub in the third floor hall bathroom. Repair or replace the diverter to minimize water loss. See also termite report.



Note: A shower pan test was not performed and is beyond the scope and duties of this inspection. This type of test is usually performed by a wood destroying pest control inspector during the course of their inspection duties. Review of a current pest control report is recommended on determination of leakage and deterioration. No representation can be given to past, present or future leakage.

Monitor: There were minor signs of corrosion observed at the plumbing in the half and master bathrooms. See termite report.

The bathroom(s) were serviceable at the time of inspection.

SPECIALISTS: Licensed plumber, Electrician, General Contractor, Trades

Our inspection of bathrooms is to report on visible water damage and the operation of fixtures. Toilet rings and inaccessible plumbing are not within the scope of inspection. Supply valve(s) for sinks and toilets are not turned. The devices will frequently leak after being moved if they have not been used or regularly maintained. All areas under sinks may not be visible due to stored personal items at the time of inspection. Whirlpools and hydrotherapy tubs are not within the scope of inspection unless otherwise stated. Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets which run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary.

BATHROOM CAULKING (if applicable): Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

NOTE: Since January 1, 2017, California Civil Code (SB407) mandates that all single family residential real property built before January 1, 1994 must have water conserving, or low flow plumbing fixtures installed throughout the property as a condition of building permits applied for after January 1, 2014. The state code states in part that 1101.4 (b) on or before January 1, 2017 noncompliant plumbing fixtures in any single-family residential properties shall be replaced by the property owner with water-conserving fixtures. The code also states that (c) a seller or transferor of a single family real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

NOTE: The definition of a water conserving fixture is as follows: If a toilet flows more than 1.6 gallons per flush (gpf), a 1.28 gpf toilet will be required. If a shower head exceeds 2.5 gallons per minute (gpm), a 2.0 gpm showerhead will be required. If a kitchen sink faucet flows more than 2.2 gpm, a 1.8 gpm faucet will be required. We do not measure the water flow to determine if the fixtures are in compliance with the code. Although the fixtures may be labeled as compliant we cannot verify whether they are or not. For further evaluation, consult with a qualified licensed plumber.

KITCHEN

Kitchen Cabinet: Painted wood/composite

Kitchen Countertop: Solid-surface material

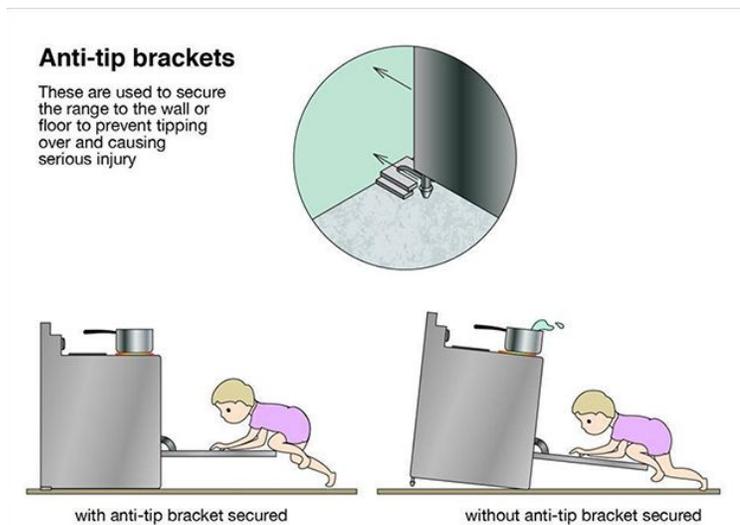
Kitchen Sink: single bowl, Stainless Steel

The kitchen contained the following appliances:

- The gas oven and range combination functional.
- The vented range hood and microwave combination was inspected and was functional.
- The dishwasher was observed through a random cycle and was not functional when set on the "wash" and "drain" cycle.
- The disposal was inspected and was functional.

Recommendations & Observations

1. **Safety:** There was no anti-tipping device installed on the stove/oven. Cooking ranges can tilt forward when too much pressure is applied to an open oven door. This can result in injury from a tipped range or from hot food/liquids falling from the range top.



2. **Repair/Further Evaluation:** There was black staining/water stains observed to the sheetrock in the sink cabinet. It is beyond the scope of the inspection to identify this type of material. Recommend to remove/clean. See also termite report. **Stain was cleaned on 08.20.2025.**



3. **Repair:** The dishwasher appliance did not close properly; therefore could not be operated.



Note: There were stains noted to the false bottom of the sink cabinet. No active leaking was noted during our inspection - other than what is mentioned in this report. See also termite report.

The kitchen was serviceable at the time of inspection.

SPECIALISTS: Licensed plumber, General Contractor, Trades

NOTE: Cabinet doors and drawers were opened and closed. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

NOTE: The following items were not tested: refrigerators, ice-makers and ice maker water lines including shut-off valve of refrigerator, water purifiers, the self cleaning capacity of ovens, can openers and/or instant hot water dispensers. Suggest checking the above items by the seller before the close of escrow. Evaluation of freestanding appliances is not within the scope of this inspection unless otherwise noted.

NOTE: The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection. The exhaust capacity of vents (if present) is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability. The temperature setting and ice maker, if present on refrigerators, are not within the scope of the inspection. The efficiency rating of disposals is not within the scope of the inspection.

ATTIC STRUCTURE

- The attic was accessed through a scuttle in the second floor hallway.
- The attic above the living space was insulated with loose-fill, approximately 10-15"-inches in depth.
- Ventilation throughout the attic was provided by (N/A - none) vents.
- The roof structure consisted of 2x4-inch wood trusses spaced 24-inches on center and OSB sheathing.

Recommendations & Observations

1. **Repair:** The exhaust vent from the bathroom was disconnected.



The attic was serviceable at the time of inspection.

SPECIALISTS: Insulation Contractor, General Contractor, Structural engineer, Pest Exterminator

Unless otherwise noted, a visual inspection of the attic was made from the scuttle only due to safety concerns and/or to prevent damage to the attic structure. No representations can be made to areas beyond 5' from access opening.

Because the configuration of the framing and heating system limited visibility to the attic, it was not possible to inspect all areas of the attic. The visible sections of the roof framing appeared to be serviceable - unless otherwise stated.

The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during heavy rain.

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering pot lights. Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement.

NOTE: Be careful walking around. Don't fall through or step on wires. Compressed insulation loses much of its insulating value.

It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Building codes require roof vents to expel moisture that could cause insulation of other building materials to deteriorate during winter. In summer, ventilation may reduce roof temperatures, thus lengthening a roof's life. Powered attic ventilators create negative pressures in the attic and home which may have detrimental effects such as: Removing conditioned air from the home through ceiling leaks and bypasses; Pulling pollutants from the crawlspaces such as mold, radon, and sewer gases into the home; Back-drafting fireplaces, water heaters, and fuel-burning appliances. The level of ventilation throughout the attic shall be improved.

HVAC (HEATING VENTILATION AIR-CONDITIONING)

- The home was heated by a Carrier natural gas central heating/cooling heater.



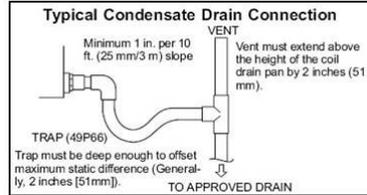
- The furnace was manufactured in 2006.
- The unit was located in the attic of the home.
- It has an approximate net heating capacity of 56,000/60,000 BTUH.
- The control for the central heating/cooling system was a 24 volt thermostat located on the second floor hallway wall of the home.
- The disposable filter was located in the third floor hallway ceiling.

Recommendations & Observations

1. **Repair:** The furnace and auxiliary/secondary drain pan under the coil housing had evidence of leaking condensation and rust build-up. This is causing rust to the adjacent gas line and would indicate that the cooling equipment may be in need of repair. Auxiliary/secondary drain pans that hold water, are discolored, rusted or damaged may result in water damage or other defects.



2. **Repair:** There was no vent or trap observed on the secondary condensate drain line. This should be installed or a float/kill-switch to prevent loss of heated/conditioned air.



3. **Further Evaluation:** The thermostat in the hallway was not set-up yet and therefore the unit could not be tested.



Listing agent turned on the heater and AC on 08.23.2025 around 1:01PM

The heating/cooling system was not tested at the time of inspection; see above.

SPECIALISTS: HVAC Contractor, General Contractor, Asbestos abatement

Manufacturers recommend annual inspection and servicing of heater which requires some disassembly as well as specialized equipment beyond the scope of our inspection. We recommend that the system be serviced and cleaned by a qualified HVAC technician before the close of escrow to confirm the heating system is in safe and satisfactory operable condition. Dirty heaters and duct system (when present) could produce contaminated conditioned air. Cleanliness is critical to system life and the health of the occupants.

If your HVAC systems run on natural gas, make sure you know where your gas shut off valve is in case you need to close it. You should also make sure to keep an adjustable wrench handy for this purpose. If you ever smell gas, follow the below steps:

- I. Evacuate your home.
- II. Once everyone is safely out of the home, shut off the gas supply from the external shut off valve (this will be located near your gas meter).
- III. Call the utility company or emergency service to report the leak.

☑ NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. Examination of heating and cooling (if present) systems is mechanically limited since the units are not dismantled to examine interior components. We do not remove the burners of the heater, thus access of the heat exchanger was limited. The heating and cooling systems should be inspected and serviced on an annual basis. Recommend obtaining from seller well before close of escrow any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances.

☑ Title 24 of the Building Energy Efficiency Standards

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired." A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

☑ Ductwork insulation is important because it ensures that the air traveling through the ductwork will stay at the desired temperature and that the air won't "leak" out. If the air is leaking out then there is unnecessary energy loss, which means that your HVAC system will have to work even harder to deliver the air you want into your home. This will cause higher energy bills as a result of wasted energy, which is not good for you or the environment. In other words, without proper ductwork insulation, the air in the ducts will quickly cool off, and instead of heating your home, the ducts will blow out cold air. Without proper ductwork insulation, it's estimated that you could be losing 10-30% of the energy used to heat or cool your home. A good level of ductwork insulation can prevent this, as well as leaks, temperature drops and condensation buildup. [HVAC contractors](#) recommend that ductwork insulation have an R-value of at least 5.

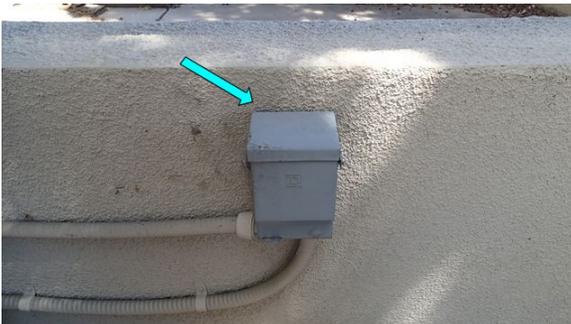
AIR-CONDITIONER

- The electric outdoor air conditioner condensing unit was manufactured by Carrier. The unit is located at the front of the home. This unit was manufactured in 2009.

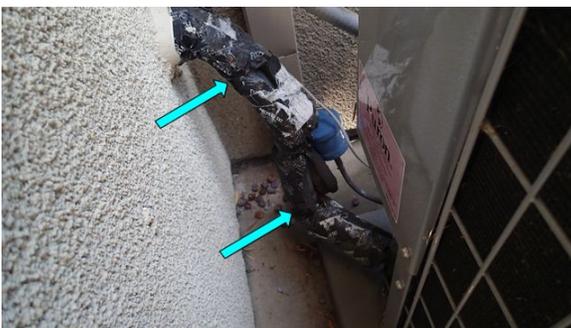


Recommendations & Observations

1. **Repair:** There was loose/missing caulking observed at the back wall of the breaker panel.



2. **Repair:** The insulation on the suction line was worn, missing, and/or damaged. This can cause the cooling system to lose efficiency. New insulation should be installed.



☑ Note: Coil fins on the air conditioner were noted to be damaged. Damaged fins reduce air flow and heat transfer, adversely affecting system performance, comfort and costs.



The cooling system was not tested; see HVAC.

SPECIALISTS: HVAC Contractor, General Contractor, Licensed Electrician

Trimming shrubs near the unit is recommended. It is recommended to clean around the coils, to remove any debris and trim foliage back at least 2 feet for adequate air flow around the condenser.

There will be normal temperature variations from room to room and level to level; most noticeable is between levels. Periodic preventative maintenance is recommended to keep this unit in good working condition. Air conditioner filters, coils, and fins require regular maintenance for the unit to function effectively and efficiently. Clogged and dirty filters block normal airflow and reduce a system's efficiency significantly.

We recommend annual air conditioning check-ups in the spring and furnace check-ups every fall. Although regular checkups will not absolutely guarantee that a unit will continue to work perfectly throughout the season, they will reveal most small problems that can lead to major, far more expensive problems if left unattended.

Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines or component life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by a qualified cooling equipment specialist.

Insulation on the Suction Line

The insulation on the suction line prevents the line from sweating and dripping water inside the house. It also prevents the suction line from drawing heat from the outdoors on its way to the condenser coil. The suction line should be insulated along its entire length to prevent the Freon from heating up due to exterior temperatures. If this line is exposed to the sun or heat, the cooling system will lose efficiency.

IMPROVEMENT RECOMMENDATION SUMMARY

The "Improvement Recommendation Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED. The Improvement Recommendation Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as recommendations for repair or further evaluation. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable. You should read and understand the entire Home Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option periods.

Note regarding Reinspections: We do not currently offer reinspections on our findings at this time. For any work or repairs being completed, we advise contacting the appropriate, qualified tradespersons/contractors/specialists and have them provide any written guarantee or warranty associated with that repair. We apologize for any inconvenience.

1.1 PLUMBING

1. **Further Evaluation/Correct:** The water pressure was noted to be above 80 pounds per square inch (PSI). Check for a regulator (not visible) and/or correct as necessary. Modern standards call for a pressure regulator to be installed along with an associated expansion device to protect the building pipes and fixtures (from valve/faucet leakage and solenoid valve failures) when the supply pressure exceeds 80 PSI.

1.2 ELECTRICAL FINDINGS

1. **Further Evaluation:** Evidence of a scorched outlet was noted in the second floor hallway.

1.3 WINDOWS

1. **Repair:** Condensation was noted in this thermopane which will reduce visibility and the insulating capability of the window. To restore visibility and regain the insulating capability, repair or replacement of this window is required. Areas noted: bedrooms, living room and kitchen
2. **Further Evaluation:** There was weathering noted to the window glazing/frame in the rear bedroom.

1.4 INTERIOR WALLS

1. **Repair:** There was black staining observed to the wall in the . It is beyond the scope of the inspection to identify this type of material. Recommend to remove/clean.

1.5 CARBON MONOXIDE

1. **Safety:** There were an insufficient number of carbon monoxide detectors observed in this home. Typically, these alarms should be installed outside the sleeping areas, near fuel-burning appliances, near fireplaces, and in units with attached garages.

1.6 BATHROOMS

1. **Repair:** There were signs of rust and water leaking through the glass enclosure in the master bathroom. See termite report.
2. **Repair:** Loose and/or missing caulk noted around the tub fixtures and sink in the third floor hall bathroom. See termite report.
3. **Repair:** The baseboard in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.
4. **Repair:** The vanity shelf noted in the third floor hall bathroom was delaminated or swollen from excessive moisture. See termite report.

1.7 KITCHEN

1. **Safety:** There was no anti-tipping device installed on the stove/oven. Cooking ranges can tilt forward when too much pressure is applied to an open oven door. This can result in injury from a tipped range or from hot food/liquids falling from the range top.
2. **Repair/Further Evaluation:** There was black staining/water stains observed to the sheetrock in the sink cabinet. It is beyond the scope of the inspection to identify this type of material. Recommend to remove/clean. See also termite report.
3. **Repair:** The dishwasher appliance did not close properly; therefore could not be operated.

1.8 ATTIC

1. **Repair:** The exhaust vent from the bathroom was disconnected.

1.9 HVAC

1. **Repair:** The furnace and auxiliary/secondary drain pan under the coil housing had evidence of leaking condensation and rust build-up. This is causing rust to the adjacent gas line and would indicate that the cooling equipment may be in need of repair. Auxiliary/secondary drain pans that hold water, are discolored, rusted or damaged may result in water damage or other defects.
2. **Repair:** There was no vent or trap observed on the secondary condensate drain line. This should be installed or a float/kill-switch to prevent loss of heated/conditioned air.
3. **Further Evaluation:** The thermostat in the hallway was not set-up yet and therefore the unit could not be tested.

1.10 AIR CONDITIONER

1. **Repair:** There was loose/missing caulking observed at the back wall of the breaker panel.
2. **Repair:** The insulation on the suction line was worn, missing, and/or damaged. This can cause the cooling system to lose efficiency. New insulation should be installed.



IF SOMETHING GOES WRONG

If Something Goes Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is often impossible for us to foresee a future problem.

We Sometimes Miss Minor Things:

During our inspection we often discover minor problems while we are looking for the more significant problems. While we try to note as many of the minor problems as we can, we concentrate on finding the more significant problems. These are the ones that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. You may have more than one roofing contractor say that the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of first man in and consequently it is our advice that is often forgotten.

Why Didn't We See It?

You may have a contractor say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights: A contractor may not know what is within the scope of a Home Inspection.

The scope of a Home Inspection is very specific, and all of our inspections are conducted in accordance with the American Society for Home Inspectors (ASHI). The Standards of Practice are very specific as to what is included and excluded from a home inspection.

Conditions During The Inspection: The conditions during the inspection are often very different than those when the contractor is present. It is often difficult for homeowners to remember the circumstances in the house at the time of the inspection. Weather conditions, temperature and time of day can drastically affect the way many of the home systems perform, leading to different results from the

time of the inspection to the time the contractor is present in the home. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When a problem manifests itself, it is very easy to have 20/20 hindsight, and wonder why the inspector was not able to predict a particular problem. As inspectors, we have been trained to look at all of the evidence available at the time of the inspection and give the most accurate prediction we can with the knowledge we have.

A Limited Look: We typically spend up to 2 hours to conduct a Home Inspection. During that limited amount of time, we cannot completely disassemble components or examine every hidden component location.

We're Generalists: GENERALIST VERSUS A SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

A Non-Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered a written guarantee or an insurance policy.

Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Bluebird Inspections of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

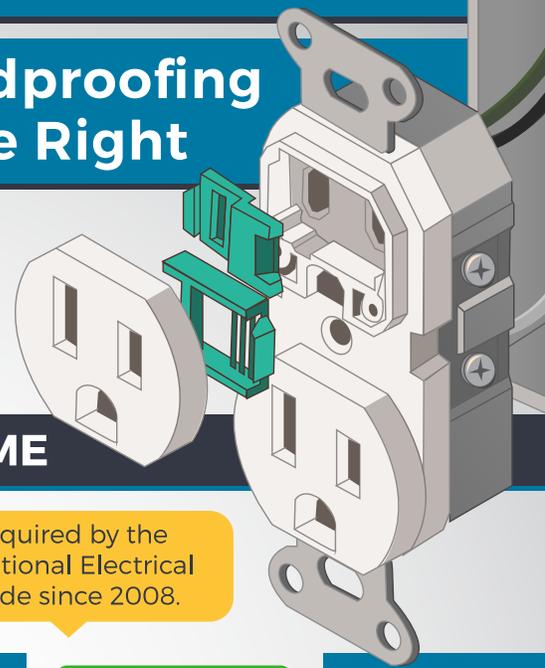
NOTE: This inspection report is only for the condition of house on the day of inspection. Advise consulting with the property owner if something different is found that is not mentioned in this report during the day of final walk-through.

TAMPER RESISTANT RECEPTACLES

Childproofing Done Right



A study by Temple University found that **100%** of all 2-4 year olds were able to remove one type of plastic outlet cap **within 10 seconds**. Properly childproof your outlets by installing **Tamper Resistant Receptacles**.



HOW TO PROPERLY CHILDPROOF YOUR HOME

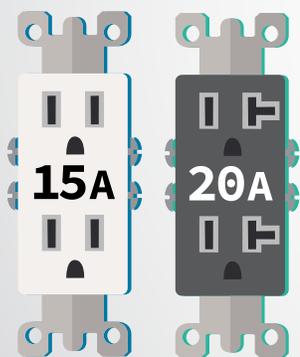
⚡ Tamper Resistant Receptacles offer a permanent solution to outlet covers.

⚡ Built in shutters prevent foreign objects from being inserted into the outlet.

⚡ Required by the National Electrical Code since 2008.

► WHERE TO INSTALL

All **15A - 20A, 125v** and **150v** outlets in the following areas must be tamper resistant:



► EXCEPTIONS



Outlets located more than **5 ½ ft** above the floor.



Outlets that are part of a **luminaire**.



Outlets dedicated to **appliances that cannot be easily moved**.

► NEW IN 2017

Tamper Resistant Receptacles are **required** in new and renovated:



Childcare facilities.



Preschools and **elementary education** facilities.



Hotel and **motel** guest rooms.



Gyms, skating rinks, auditoriums, and **places of waiting**.



Offices, corridors, waiting rooms, and **similar rooms in clinic, medical and dental offices,** and **outpatient facilities**.



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MAY IS NATIONAL ELECTRICAL SAFETY MONTH