



Interactive Summary

— of Written Inspection Reports and Videos —



Highlighted Action Items with photos



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Initial Pricing Snapshot



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PROPERTY ADDRESS

256 E. Charleston Road
Palo Alto, CA, 94306



REPORT NUMBER

680311



HOME INSPECTION REPORT



PROPERTY ADDRESS

256 E. Charleston Road, Palo Alto

ORDERED BY

Sharon YC Lee, JLee Realty

REPORT NUMBER

680311

DATE OF INSPECTION

July 14, 2026

INSPECTOR

Luis Sevilla

A handwritten signature in black ink, appearing to read 'Luis Sevilla', is written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1953. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS "ACTION ITEMS"

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

Structure

1. Vertical cracking was observed in the exposed exterior portions of the slab foundation left wall of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.

[\(See Photo 13\)](#)



Photo 13

Roofing

2. Repairs to the carport roof covering are recommended. Damaged, loose or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.

[\(See Photo 1\)](#)



Photo 01

Roofing

3. Leaks were noted in the downspouts and/or gutters at the rear and right. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.

[\(See Illustration 2D\)](#) [\(See Photo 18\)](#)



Photo 18

4. Loose gutters at the right area should be repaired or replaced.

[\(See Photo 26\)](#)



Photo 26

Exterior

5. The rear right and rear middle patio surface has cracked, heaved, or uneven sections that create a potential trip hazard. We recommend addressing these conditions to improve safety and prevent potential injuries.

[\(See Photo 19\)](#) [\(See Photo 21\)](#)



Photo 19

6. Evidence of water damage was noted at the carport wood members. Consult a licensed structural pest control company regarding necessary repairs.

[\(See Photo 35\)](#) [\(See Photo 36\)](#) [\(See Photo 37\)](#)



Photo 35

Exterior

7. The window at the front, left and rear wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs.
([See Photo 7](#)) ([See Photo 12](#)) ([See Photo 17](#))



Photo 07

8. Water damage was noted at the right wall door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs.
([See Photo 51](#))

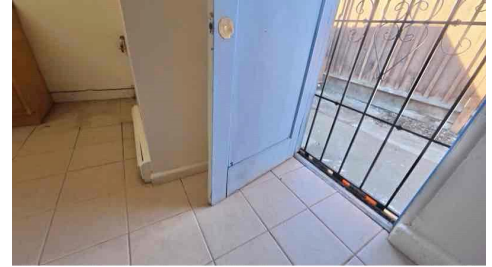


Photo 51

9. The driveway has cracked, heaved, or uneven sections, creating a potential trip hazard. We recommend repairing or resurfacing the affected areas to improve safety and prevent further deterioration.
([See Photo 9](#))



Photo 09

10. The cracked, heaved, or uneven walkway sections at the front, left and right pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.
([See Photo 4](#)) ([See Photo 5](#)) ([See Photo 8](#))



Photo 04

Exterior

11. The wood fencing at the rear and left of the property is in need of repairs.

[\(See Photo 20\)](#) [\(See Photo 24\)](#)



Photo 20

12. Wood/soil contact at the base of the wood siding at the rear wall should be eliminated. If rotted or damaged siding is found consult a licensed structural pest control operator regarding repairs.

[\(See Illustration 3S\)](#) [\(See Photo 15\)](#)



Photo 15

13. Water damage was observed to the wood siding at the front, rear and left exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 2\)](#) [\(See Photo 3\)](#) [\(See Photo 14\)](#)



Photo 02

14. Water damage was observed to the exterior trim at the front right window, rear wall and window, right wall door. We recommend the services of a licensed general contractor and/or structural pest control company.

[\(See Photo 6\)](#) [\(See Photo 16\)](#) [\(See Photo 17\)](#)



Photo 06

15. The concrete is badly cracked at the front left and rear middle patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.

[\(See Photo 11\)](#) [\(See Photo 23\)](#)



Photo 11

Exterior

16. Loose and/or damaged hardware was noted at the water heater closet door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation.
([See Photo 32](#))



Photo 32

17. Water damage was observed to the beam ends at the front eaves. We recommend the services of a licensed general contractor and/or structural pest control company.
([See Photo 34](#))



Photo 34

18. The fence posts are loose at the front left area. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary.
([See Photo 10](#))



Photo 10

19. The steps at the rear appear to be non-conforming. This could create a potential fall hazard. We recommend the services of a licensed general contractor.
([See Illustration 3R](#)) ([See Photo 22](#)) ([See Photo 33](#))



Photo 22

20. The metal hardware at the carport is loose, deteriorated/rusted and in this condition are prone to failure. We recommend the hardware be replaced.
([See Photo 38](#))



Photo 38

Exterior

21. The exterior door at the right wall is not a solid core exterior grade. Although the door may be functional, we recommend replacing the door for security reasons. Hollow core or interior grade doors do not meet this requirement.
([See Illustration 3W](#)) ([See Photo 51](#))

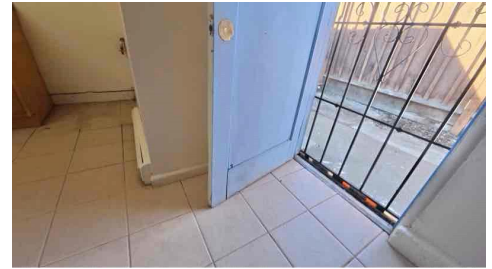


Photo 51

Electrical

22. Ungrounded "3-prong" outlets at various locations in the ADU should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted.
([See Illustration 4O](#)) ([See Photo 47](#)) ([See Photo 52](#))



Photo 47

23. The outlet at the master bedroom has reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. This outlet and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
([See Illustration 4M](#)) ([See Photo 58](#))



Photo 58

24. The location of the outlets over the baseboard heater at various locations can present a safety issue. We recommend the outlets be moved/relocated.
([See Photo 57](#))



Photo 57

Electrical

25. During our inspection and subsequent testing of electrical outlets we noted that a "GFCI" outlet in the ADU dining room has tripped however we could not find the outlet to reset, possibly due to owner storage or unknown location of the "GFCI". We recommend consultation with the owner in regards to this inaccessible "GFCI" and to reset the unit for full use of all outlets.

[\(See Photo 46\)](#)



Photo 46

Plumbing

26. The gas line/connector at the water heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards.

[\(See Photo 31\)](#)



Photo 31

27. The water heater seismic straps are loose, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety.

[\(See Photo 28\)](#)



Photo 28

28. The sink drain at the ADU hall bathroom is leaking. We recommend all leaks be repaired.

[\(See Photo 49\)](#)



Photo 49

Plumbing

29. The temperature and pressure relief valve for the water heater lacks a proper discharge pipe. We recommend the installation of approved piping to an approved location.

[\(See Photo 27\)](#)



Photo 27

30. A plastic corrugated flex material has been used at the ADU kitchen and hall bathroom sink drain. This is not an approved configuration. We recommend an approved drain be installed.

[\(See Photo 45\)](#) [\(See Photo 48\)](#)



Photo 45

Interior

31. The base and/or side of the kitchen cabinet sink shelf is water damaged. We recommend the services of a licensed structural pest control operator for investigation of this condition.

[\(See Photo 43\)](#)



Photo 43

32. The height or size of the window in the ADU bedrooms does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms.

[\(See Photo 53\)](#)



Photo 53

Interior

33. The ceiling at the water heater closet, house main entrance hall closets and living room shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished.
([See Photo 29](#)) ([See Photo 39](#)) ([See Photo 60](#))

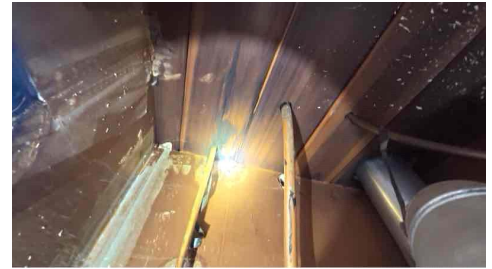


Photo 29

34. The fireplace damper is damaged and/or not operational. We recommend it be repaired or replaced.
([See Photo 56](#))



Photo 56

35. Hardware is damaged or missing at the kitchen windows. We recommend a general tune-up of the windows as necessary to restore their proper function.
([See Photo 41](#))



Photo 41

36. At the time of our inspection the dishwasher was inoperative or did not respond to normal operating controls. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician.
([See Photo 42](#))



Photo 42

Interior

37. The interior of the fireplace firebox should be repaired where the bricks or mortar are heavily eroded, loose, or cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
([See Photo 55](#))



Photo 55

38. The latch at the dishwasher door is loose or damaged. We recommend it be repaired or replaced by a qualified appliance technician.
([See Photo 44](#))



Photo 44

39. The interior door knob, latch or hinge hardware is missing at the kitchen. We recommend all missing hardware be replaced to restore full operation.
([See Photo 40](#))



Photo 40

40. The wall in the living room is bulging and/or loose. It is recommended that the source of the bulging/loose wall be identified and corrected by the appropriate trades person.
([See Photo 59](#))



Photo 59

41. The wall at the water heater closet shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance.
([See Photo 30](#))

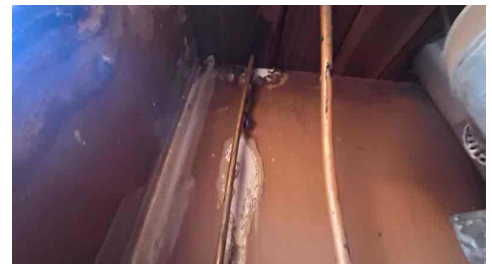


Photo 30

The Scope of the Inspection

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

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection.

Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

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

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

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

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

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

BINDING ARBITRATION PROVISION

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

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• None
Roof Structure	• Not Visible
Ceiling Structure	• Not Visible
Wall Structure	• Unknown
Floor Structure	• Concrete Slab
Crawlspace/Basement (Access)	• None (Slab)
Foundation	• Slab on grade

COMMENTS:

Due to the design of this building foundation anchor bolts were concealed from view.

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

- ! 1.** Vertical cracking was observed in the exposed exterior portions of the slab foundation left wall of the structure indicating movement and/or settlement of the structure may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
[\(See Photo 13\)](#)

LIMITATIONS:

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Foam • Vinyl (Carport) • Method of inspection: From The Roof.
Chimney	• Masonry • Lined • Method of inspection: From The Roof.
Gutters and Downspouts	• Vinyl • Installation Of Gutters/Downspouts: Partial • Downspouts Discharge Location: Above Grade • Downspouts Discharge Location: Below Grade.

COMMENTS:

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

- ! 1. Repairs to the carport roof covering are recommended. Damaged, loose or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
(See Photo 1)
- ! 2. Leaks were noted in the downspouts and/or gutters at the rear and right. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired.
(See Illustration 2D) (See Photo 18)
- ! 3. Loose gutters at the right area should be repaired or replaced.
(See Photo 26)
- 4. The gutters are in serviceable condition but only portions of the roof are so equipped, depending upon the soil condition and drainage patterns it may be beneficial to add more gutters and downspouts.
(See Illustration 2K)
- 5. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
- 6. Water appears to pond on various areas of the roof membrane. This usually leads to a shortened life expectancy and increases the potential for damage when leakage occurs. Drainage improvements are not usually practical until re-roofing is performed. At that time, the roof should be appropriately sloped or drains should be provided as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
- 7. Missing gutters at various locations should be replaced.
- 8. The mortar between the chimney top bricks/masonry has become cracked or soft with age and moisture penetration. The standard repair is to re-point the brickwork/masonry by scraping out the old mortar and replacing it with new. We recommend the advice of a licensed masonry contractor.

MAINTENANCE ITEMS & GENERAL INFORMATION

- 9. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

LIMITATIONS:

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

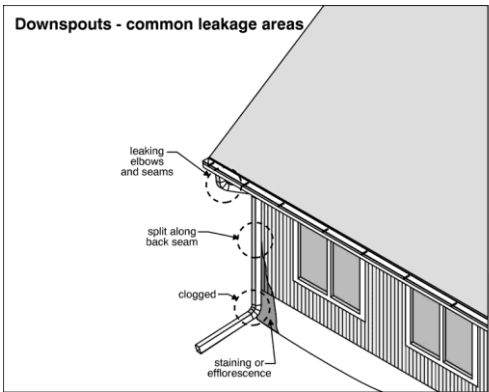


Illustration 2D

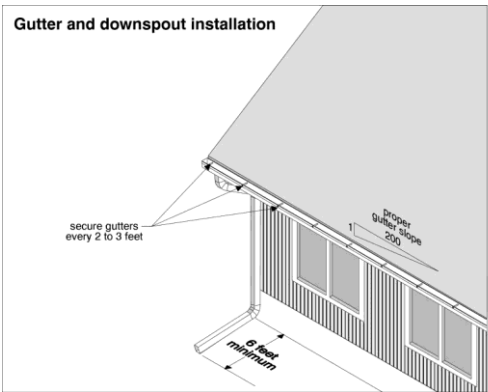


Illustration 2K

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete • Pavers
Retaining Walls/Abutments	• Decorative Planters
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Wood • Brick/Pavers • Concrete
Stairs/Railings/Landings	• Concrete • Brick
Exterior Walls	• Wood Siding
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl • Metal
Doors	• Metal • Sliding Glass
Garage/Carport	• Attached
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

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

- ! 1. The rear right and rear middle patio surface has cracked, heaved, or uneven sections that create a potential trip hazard. We recommend addressing these conditions to improve safety and prevent potential injuries.
([See Photo 19](#)) ([See Photo 21](#))
- ! 2. Evidence of water damage was noted at the carport wood members. Consult a licensed structural pest control company regarding necessary repairs.
([See Photo 35](#)) ([See Photo 36](#)) ([See Photo 37](#))
- ! 3. The window at the front, left and rear wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs.
([See Photo 7](#)) ([See Photo 12](#)) ([See Photo 17](#))
- ! 4. Water damage was noted at the right wall door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs.
([See Photo 51](#))
- ! 5. The driveway has cracked, heaved, or uneven sections, creating a potential trip hazard. We recommend repairing or resurfacing the affected areas to improve safety and prevent further deterioration.
([See Photo 9](#))
- ! 6. The cracked, heaved, or uneven walkway sections at the front, left and right pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface.
([See Photo 4](#)) ([See Photo 5](#)) ([See Photo 8](#))
- ! 7. The wood fencing at the rear and left of the property is in need of repairs.
([See Photo 20](#)) ([See Photo 24](#))
- ! 8. Wood/soil contact at the base of the wood siding at the rear wall should be eliminated. If rotted or damaged siding is found consult a licensed structural pest control operator regarding repairs.
([See Illustration 3S](#)) ([See Photo 15](#))
- ! 9. Water damage was observed to the wood siding at the front, rear and left exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company.
([See Photo 2](#)) ([See Photo 3](#)) ([See Photo 14](#))
- ! 10. Water damage was observed to the exterior trim at the front right window, rear wall and window, right wall door. We recommend the services of a licensed general contractor and/or structural pest control company.
([See Photo 6](#)) ([See Photo 16](#)) ([See Photo 17](#))
- ! 11. The concrete is badly cracked at the front left and rear middle patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.
([See Photo 11](#)) ([See Photo 23](#))

- ! 12. Loose and/or damaged hardware was noted at the water heater closet door. We recommend that hinges, knobs, latches and strike plates be adjusted or replaced to restore full operation.
[\(See Photo 32\)](#)
- ! 13. Water damage was observed to the beam ends at the front eaves. We recommend the services of a licensed general contractor and/or structural pest control company.
[\(See Photo 34\)](#)
- ! 14. The fence posts are loose at the front left area. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary.
[\(See Photo 10\)](#)
- ! 15. The steps at the rear appear to be non-conforming. This could create a potential fall hazard. We recommend the services of a licensed general contractor.
[\(See Illustration 3R\)](#) [\(See Photo 22\)](#) [\(See Photo 33\)](#)
- ! 16. The metal hardware at the carport is loose, deteriorated/rusted and in this condition are prone to failure. We recommend the hardware be replaced.
[\(See Photo 38\)](#)
- ! 17. The exterior door at the right wall is not a solid core exterior grade. Although the door may be functional, we recommend replacing the door for security reasons. Hollow core or interior grade doors do not meet this requirement.
[\(See Illustration 3W\)](#) [\(See Photo 51\)](#)
- 18. Loose or damaged latch mechanism or hinges at the right side gate should be repaired, adjusted or replaced as necessary.
- 19. Delamination and/or weathering was noted at the water heater closet door. We recommend the door be sealed and refinished as regular household maintenance.
- 20. The driveway at the right shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
- 21. The walkway at the rear and right is badly cracked. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.
- 22. The wood borders between the walkway slab sections at the front have deteriorated. These should be replaced with treated wood or be filled with mortar to avoid heaving and trip hazards in the walkway.
- 23. The exterior wood siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary.
- 24. The gaps in the exterior trim/siding should be caulked as necessary.
- 25. The gate and/or latch mechanism at the rear needs repair and/or adjustment to keep from rubbing and to assist in smoother function.
- 26. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
- 27. The rear patios pavers have heaved. While still functional they should be monitored for further settlement and repaired or replaced as necessary.
- 28. The exterior masonry walls are only a veneer over the basic wood frame construction, the masonry is not a structural element of the house. The veneer walls are cracked and slightly loose in one or more locations. The amount of movement does not suggest a serious structural problem and the rate of movement cannot be predicted during a one-time visit to the home. For a better appearance and to help prevent further deterioration, we recommend the cracks and/or loose masonry be repaired
[\(See Illustration 3U\)](#)
- 29. Water stains were noted under the eaves or overhang at the front and rear. This may be the result of roof leakage. For further evaluation of the condition of the roof, we recommend you consult a licensed roofing contractor. Refer also to the Roofing section of this report.
- 30. The decorative landscape retaining walls/planters are damaged. We recommend they be repaired or replaced for better appearance.
- 31. The wood borders between the slab sections of the driveway have deteriorated. These should be replaced with treated wood or filled with mortar to avoid heaving and trip hazards in the surface of the driveway.
- 32. The wood fencing at the front of the property is in need of minor repairs.
- 33. The screen for the rear sliding glass door is damaged. We recommend that it be repaired or replaced.
- 34. Missing hardware such as latches, handles, hinges etc. for the left side fence gate should be replaced.
- 35. The loose exterior decorative trellis at the front right wall should be re-secured and caulked as necessary.

MAINTENANCE ITEMS & GENERAL INFORMATION

- 36. The owner may have rights and responsibilities concerning the public improvements associated with this property. We suggest inquirers of the local works department, particularly regarding liabilities for future maintenance costs.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- The detached wood deck at the right side was not inspected and is excluded from this report.
- The detached arbor/patio cover was not inspected and is excluded from this report.
- The detached shed was not inspected and is excluded from this report.

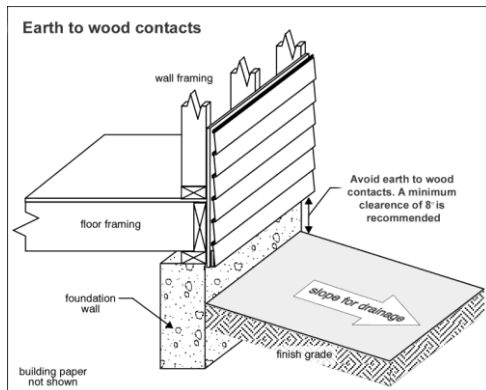


Illustration 3S

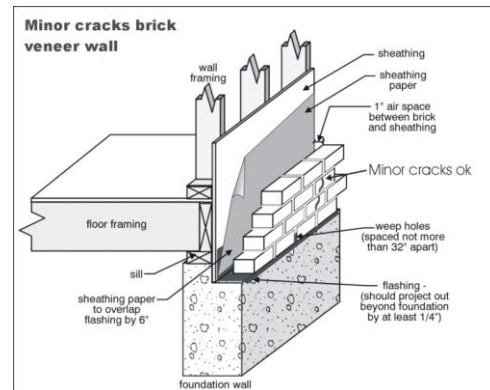


Illustration 3U

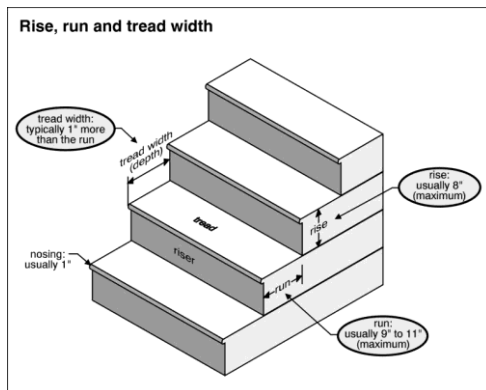


Illustration 3R

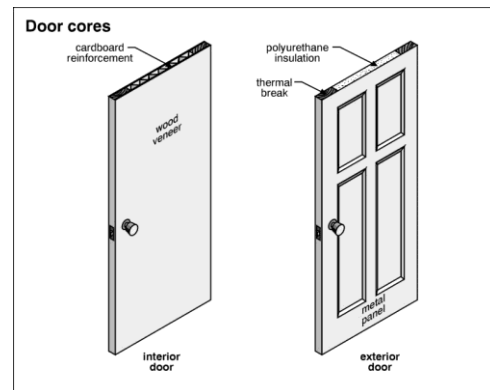


Illustration 3W

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire • Water Pipe Connections • Ground Rod Connections
Main Disconnect	• Breakers • Main Service Rating: 125 Amps
Main Distribution Panel	• Breakers • Condenser Location: Exterior Left Side • Panel Rating (Amps): 100
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen • Panel

COMMENTS:

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

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

- ! 1. Ungrounded "3-prong" outlets at various locations in the ADU should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted.
([See Illustration 4O](#)) ([See Photo 47](#)) ([See Photo 52](#))
- ! 2. The outlet at the master bedroom has reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. This outlet and the circuit should be investigated and corrected. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
([See Illustration 4M](#)) ([See Photo 58](#))
- ! 3. The location of the outlets over the baseboard heater at various locations can present a safety issue. We recommend the outlets be moved/relocated.
([See Photo 57](#))
- 4. One or more of the lights in various locations are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
- 5. The fan at the house living room is not working or has been disconnected. We recommend this condition be corrected for full use of this area.
- 6. The main electrical panel box front cover and weatherproof cover are loose. We recommend them be properly

MAINTENANCE ITEMS & GENERAL INFORMATION

- ! 7. During our inspection and subsequent testing of electrical outlets we noted that a "GFCI" outlet in the ADU dining room has tripped however we could not find the outlet to reset, possibly due to owner storage or unknown location of the "GFCI". We recommend consultation with the owner in regards to this inaccessible "GFCI" and to reset the unit for full use of all outlets.
([See Photo 46](#))

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 8. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property.
([See Illustration 4L](#))
- 9. The home is equipped with an electrical service of approximately 100 amps. While functional at the time of inspection, services of this size may have limited reserve capacity for modern electrical demands or future additions such as EV chargers, solar equipment, or electric HVAC and water heater systems.

10. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

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

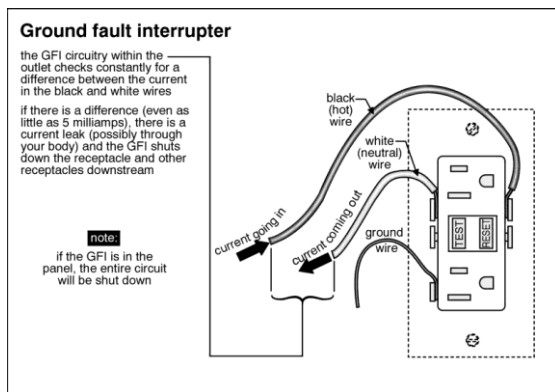


Illustration 4L

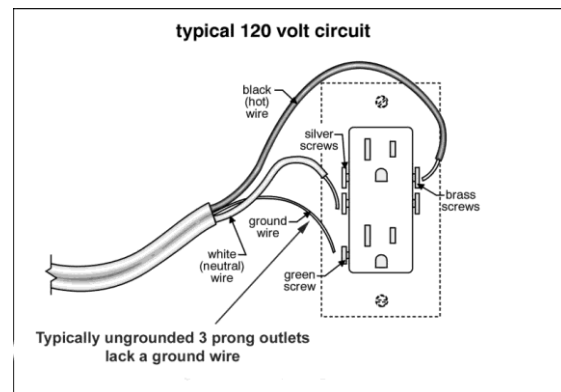


Illustration 4O

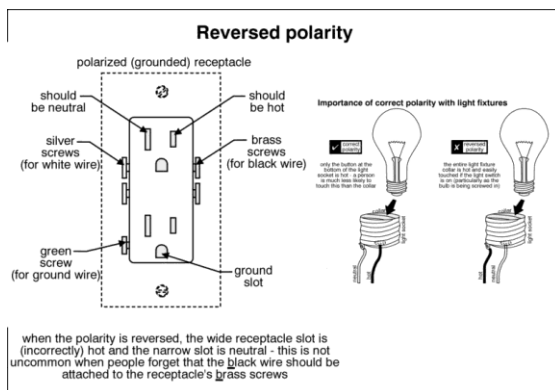


Illustration 4M

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Boiler Heating System • Manufacturer: Unknown • Location: Exterior Right Closet
Distribution/Ducting	• Radiant Pipe

COMMENTS:

The heating system was activated using its available controls and was found to be operational at the time of inspection. The typical life cycle for a heating unit such as this is 20-25 years. The heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

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

1. The house and ADU have only one heater thermostat that controls the heating system in all areas. We recommend an individual thermostat be installed for each area.
([See Photo 54](#))

MAINTENANCE ITEMS & GENERAL INFORMATION

2. A boiler heating system is a closed-loop hydronic setup that uses a fuel source such as natural gas, propane, oil, or electricity to heat water which a circulator pump then moves through pipes to radiators, baseboards, or underfloor radiant tubing to warm a building. Due to the design, most components of the heating system are not readily accessible for inspection. If additional information about system design, operation, or performance is desired, further evaluation by a licensed HVAC contractor is recommended.
3. There is no permanently installed cooling system present on the property.

LIMITATIONS:

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

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

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Cooling System • None

COMMENTS:

LIMITATIONS:

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

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Unknown
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Not Applicable
Attic/Roof Ventilation	• Unknown
Crawlspace Ventilation	• Not Applicable

COMMENTS:

LIMITATIONS:

This is a visual inspection to the accessible areas only.

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

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Rear
Supply Piping	• Unknown
Drain/Waste/Vent	• Plastic Material
Cleanout	• Unknown/Inaccessible (Not Inspected)
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Manufacturer: Rheem • Capacity: 50 Gallons • Approximate Age (years): 5 • Gas • Location: Exterior Right Closet
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

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

- The toilet at the ADU hall bathroom is loose and should be properly re-secured, tightened and caulked.
(See Illustration 8J)
- ! The gas line/connector at the water heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards.
(See Photo 31)
- ! 3. The water heater seismic straps are loose, this will allow movement of the tank in an earthquake. We recommend tightening the straps and/or adding bracing between the tank and wall to improve safety.
(See Photo 28)
- ! 4. The sink drain at the ADU hall bathroom is leaking. We recommend all leaks be repaired.
(See Photo 49)
- ! 5. The temperature and pressure relief valve for the water heater lacks a proper discharge pipe. We recommend the installation of approved piping to an approved location.
(See Photo 27)
- ! 6. A plastic corrugated flex material has been used at the ADU kitchen and hall bathroom sink drain. This is not an approved configuration. We recommend an approved drain be installed.
(See Photo 45) (See Photo 48)
- The handle for the water heater drain valve is missing. We recommend that it be replaced so that the valve can be used.
- The installation of a sediment trap at the water heater, heating system and dryer appliance gas line is recommended.
- There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping at the heater. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.

- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

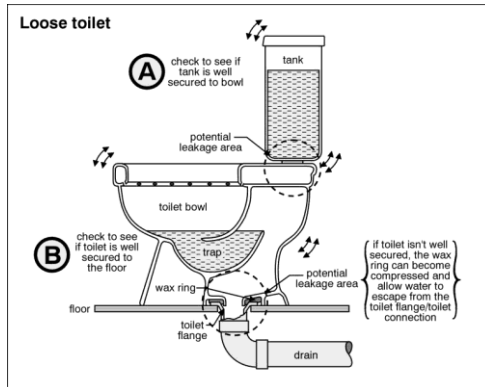


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Built in Electric Oven • Gas Cooktop • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Tile/Stone • Laminate Flooring • Vinyl
Doors	• Hollow Core • Raised Panel • Pocket
Window Style and Glazing	• Casement • Double/Single Hung • Sliders • Single Pane • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Wood • Marble/Granite
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Item'. INTERIOR

- ! 1. The height or size of the window in the ADU bedrooms does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms.
(See Photo 53)
- ! 2. The ceiling at the water heater closet, house main entrance hall closets and living room shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished.
(See Photo 29) (See Photo 39) (See Photo 60)
- ! 3. The fireplace damper is damaged and/or not operational. We recommend it be repaired or replaced.
(See Photo 56)
- ! 4. Hardware is damaged or missing at the kitchen windows. We recommend a general tune-up of the windows as necessary to restore their proper function.
(See Photo 41)
- ! 5. The interior of the fireplace firebox should be repaired where the bricks or mortar are heavily eroded, loose, or cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
(See Photo 55)
- ! 6. The interior door knob, latch or hinge hardware is missing at the kitchen. We recommend all missing hardware be replaced to restore full operation.
(See Photo 40)
- ! 7. The wall in the living room is bulging and/or loose. It is recommended that the source of the bulging/loose wall be identified and corrected by the appropriate trades person.
(See Photo 59)
- ! 8. The wall at the water heater closet shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance.
(See Photo 30)
9. One or more interior closet doors have loose, damaged, and/or missing hardware at the ADU front right bedroom. We recommend that the tracks, wheels and/or latches be adjusted or replaced to restore full operation.
10. One or more of the interior door(s) rubs on the frame/jamb at the various locations of the house. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
11. The window(s) near the floor or doors at the front, rear and right walls lack tempered glass (special safety glass that will not shatter). For safety reasons, it may be wise to consider the installation of tempered glass where appropriate. The following areas are required to have tempered glass in accordance with today's standards: >Windows within 18" of a floor, 4" of a door and any window glazing in doors. >Windows in a shower within 5' of the standing surface. >Windows or doors with glass within 5' of swimming pools and spa deck areas. >Glazing in walls enclosing stairway landings or within 5' of the bottom and top of the stairway where the bottom of the glass is within 60" of the walking surface.
12. The doorbell was inoperative at the time of this inspection. We recommend it be repaired.

13. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.
14. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

KITCHEN

- ! 15. The base and/or side of the kitchen cabinet sink shelf is water damaged. We recommend the services of a licensed structural pest control operator for investigation of this condition.
(See Photo 43)
 - ! 16. At the time of our inspection the dishwasher was inoperative or did not respond to normal operating controls. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician.
(See Photo 42)
 - ! 17. The latch at the dishwasher door is loose or damaged. We recommend it be repaired or replaced by a qualified appliance technician.
(See Photo 44)
18. The kitchen cabinets are in serviceable condition. Several of the doors and drawers need adjustment or minor repairs for smoother operation and proper fit.

BATHROOMS

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

INSULATION/VENTILATION

20. The kitchen exhaust hood or cooktop filter is dirty. We recommend it be serviced or replaced. Washing the filter in the dishwasher may be adequate.
21. The kitchen exhaust hood is dirty or greasy. We recommend it be cleaned and serviced.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

22. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.
23. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

BATHROOMS

24. The shower wall in the ADU hall bathroom is missing or not high enough to provide a proper moisture barrier. We recommend the wall covering be installed to a height above the shower head.
(See Photo 50)

LIMITATIONS:

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

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.

- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The interior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

Photographs

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



Photo 01

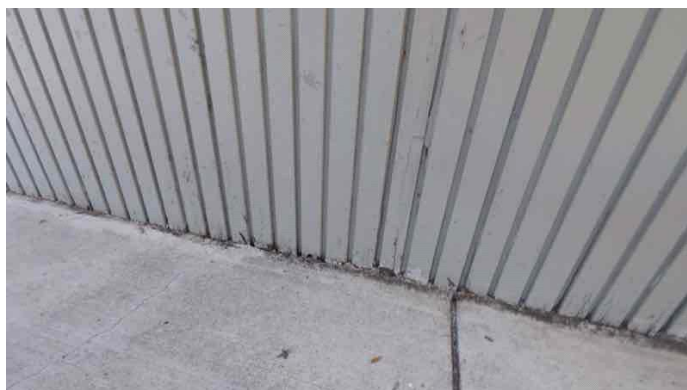


Photo 02



Photo 03



Photo 04

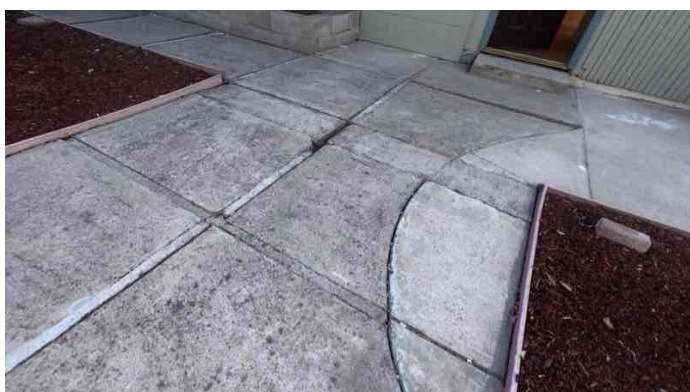


Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

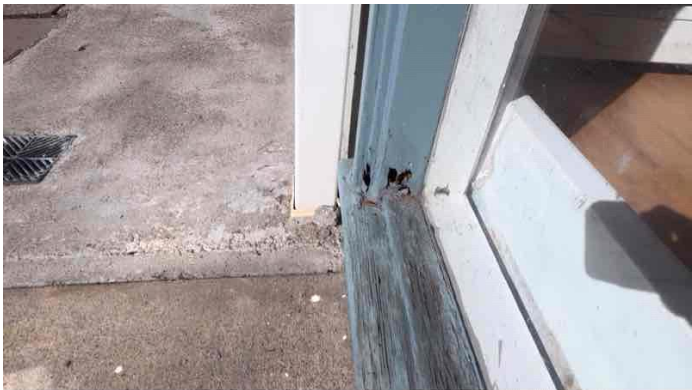


Photo 17



Photo 18



Photo 19

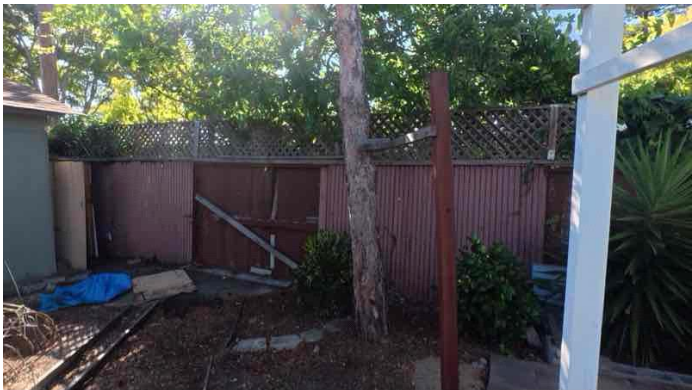


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50

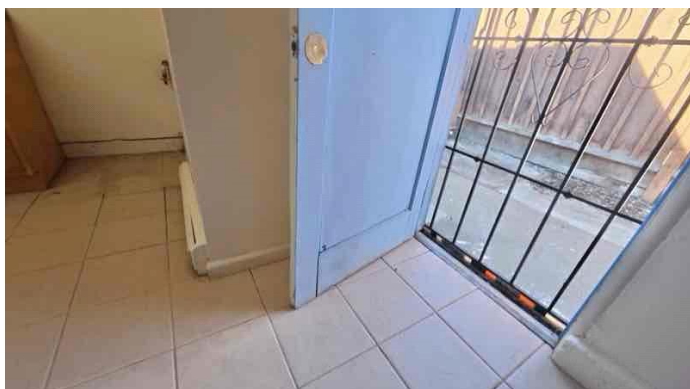


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

REGULAR MAINTENANCE

EVERY MONTH

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

SPRING AND FALL

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

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

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

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



You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.



Invoice

Invoice Date 7/14/2026

Invoice No 1202347P

Bill To:

Lisa Albritton
Chicago Title
425 Sherman Ave, #200
Palo Alto, CA 94306

Property Information:

Address: 256 E. Charleston Road
Palo Alto CA, 94306
Report No: 680311TPR
Escrow#:

Billing Information:

7/14/2026	Home Inspection	\$855.00
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Total Due:	\$855.00
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DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks