



HOME INSPECTION REPORT



PROPERTY ADDRESS

26854 Grandview Avenue, Hayward

ORDERED BY

Juliana (Leigh) Lee, JLee Realty

REPORT NUMBER

672252

DATE OF INSPECTION

March 5, 2026

INSPECTOR

Zachary Newell

A handwritten signature in black ink, appearing to be 'Zachary Newell', written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 1991. 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. A horizontal crack was observed in the intermediate foundation wall at the rear left of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted. (See Photo 18)
2. The wood members under the rear show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 16) (See Photo 17)
3. Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 19)



Photo 18



Photo 16



Photo 19

Exterior

4. The main garage door is water damaged. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 1)



Photo 01

5. The main garage door jamb and/or trim shows evidence of water damage. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 2)



Photo 02

6. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Illustration 3V) (See Photo 9)



Photo 09

7. Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 8)



Photo 08

8. Water damage was observed to the rafters at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)

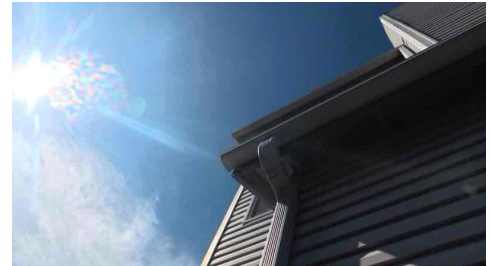


Photo 07

9. Water damage was observed to the fascia at the side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)

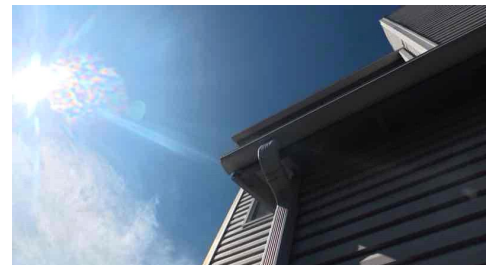


Photo 07

Exterior

10. Water damage was observed to the exterior trim at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 5)



Photo 05

11. Water damage was noted at the left side door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 6)



Photo 06

Electrical

12. The main electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by a licensed electrical contractor when the obstructions/storage is removed. (See Photo 3)



Photo 03

13. The main electrical panel bus bar, circuit breakers and/or hardware are worn out or damaged to a point where major repairs or replacement of the entire panel may be required. We recommend further evaluation of the panel and related equipment by a licensed electrician. (See Illustration 4T) (See Photo 3) (See Photo 4)



Photo 03

Heating System

14. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 11)



Photo 11

Plumbing

15. There is evidence of heavy corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the crawlspace. This section of piping should be replaced as necessary. (See Photo 13)



Photo 13

16. The water heater/furnace exhaust vent was found to be disconnected or loose. This condition poses a health and safety hazard, as it can lead to the improper venting of combustion gases—including carbon monoxide—into the home. We recommend evaluation and repair by a licensed plumbing contractor to ensure the exhaust vent is properly reconnected, securely sealed, and effectively venting combustion gases to the exterior, in compliance with safety standards. (See Photo 10)



Photo 10

Interior

17. The ceiling at the master bedroom 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 12)

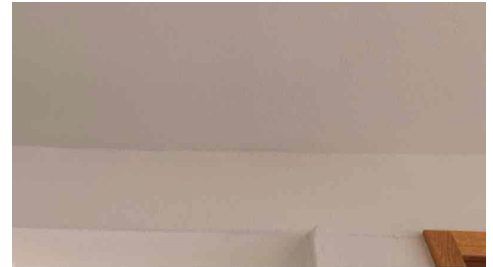


Photo 12

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. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

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)	• Location: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Truss • Plywood or Orientated Strand Board
Ceiling Structure	• Truss
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Plywood or Orientated Strand Board
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Poured Concrete Perimeter • Pier & Beam

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 19)

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

- ! 1. A horizontal crack was observed in the intermediate foundation wall at the rear left of the structure. Horizontal cracks may result from various factors, including foundation wall movement or stress. In some cases, they can also be caused by the expansion of reinforcing steel due to moisture intrusion, particularly when near the edge of the formwork used during construction. This condition may indicate a potential defect or developing concern. A thorough evaluation is beyond the scope of this visual inspection. We recommend further assessment by a licensed foundation contractor to determine the cause and whether any repairs are warranted. (See Photo 18)
2. There is exposed reinforcing steel or anchor bolt at the left side of the foundation as noted from the crawl space. We recommend all exposed steel be covered with material such as epoxy to prevent rust and subsequent foundation damage. (See Photo 14) (See Photo 15)
- ! 3. The wood members under the rear show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 16) (See Photo 17)
4. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.
5. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
6. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement 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.
7. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
8. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.
9. The soil in this area is considered "expansive" because it expands and contracts with the variations of the moisture content. This may, in turn, cause movement in the support structure. This movement may cause cosmetic cracking, sticking doors, etc. Maintaining moisture content is very important along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil from expanding or shrinking excessively. If desired, information regarding expansive soils could be obtained from a soils engineer.

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.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.
- Insulation installed on the floor cavity obstructed a view of structural members.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From the UAV
Chimney	• Metal Behind Siding • Method of inspection: From the UAV
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Below Grade.

COMMENTS:

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure.

RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation 'Action Items'

1. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
2. Prior repairs to the roofing are evident. For further evaluation of these repairs we recommend a licensed roofing contractor be consulted. (See Illustration 2J)
3. Repairs to the roof covering are recommended. Damaged 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.

MAINTENANCE ITEMS & GENERAL INFORMATION

4. 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.

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.
- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

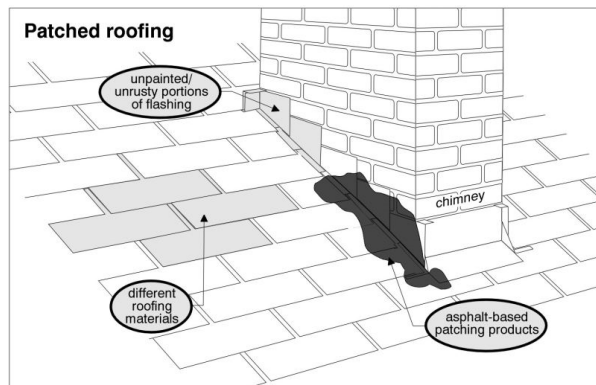


Illustration 2J

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Wood
Stairs/Railings/Landings	• None
Exterior Walls	• Vinyl
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl
Doors	• Wood • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Wood • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 8)

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

- ! 1. The main garage door is water damaged. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 1)
- ! 2. The main garage door jamb and/or trim shows evidence of water damage. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 2)
- ! 3. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Illustration 3V) (See Photo 9)
- ! 4. Water damage was observed to the rafters at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)
- ! 5. Water damage was observed to the fascia at the side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 7)
- ! 6. Water damage was observed to the exterior trim at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 5)
- ! 7. Water damage was noted at the left side door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 6)
8. The sheathing boards are punctured by roofing nails. This condition indicates careless installation of the roof but is generally only a cosmetic issue. No action is required.
9. We made no attempt to inspect the inaccessible areas under the deck(s). For additional information, we recommend the advice of a licensed structural pest control operator.
10. 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.
11. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. There is potential for erosion. If problems are suspected or additional information is desired appropriate trades should be consulted.
12. The wood fencing at the property is in need of minor repairs.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- At the request of the agent, the patio cover(s) were not inspected and are excluded from this report.
- 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.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.
- At the request of the agent, the decks were not inspected and are excluded from this report.

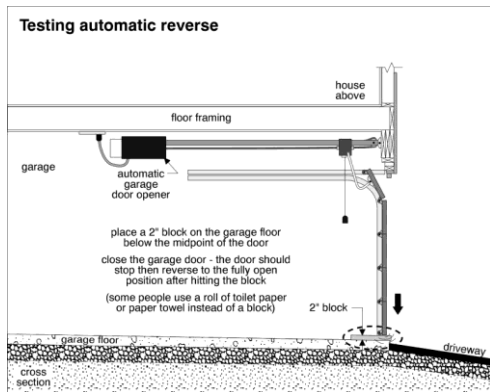


Illustration 3V

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Copper Ground Wire • Ground Rod Connections
Main Disconnect	• Breakers • Main Service Rating (Amps): 90
Main Distribution Panel	• Breakers • Location: Exterior Side • Panel Rating (Amps): 200
Branch/Auxiliary Panel	• Breakers • Location: Garage • Location: Closet • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen

COMMENTS:

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.
The 3-prong outlets that were tested were appropriately grounded.

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

- ! 1. The main electrical panel was obstructed and inaccessible at the time of our inspection. We recommend the circuitry and wiring in the panel be inspected by a licensed electrical contractor when the obstructions/storage is removed. (See Photo 3)
- ! 2. The main electrical panel bus bar, circuit breakers and/or hardware are worn out or damaged to a point where major repairs or replacement of the entire panel may be required. We recommend further evaluation of the panel and related equipment by a licensed electrician. (See Illustration 4T) (See Photo 3) (See Photo 4)

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

3. The size of the electrical service supplied to the home may not be sufficient, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses or breakers trip, shutting down the power in all or part of the home. If it is found that the main fuses or breakers trip regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload.
4. 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.
5. 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)

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.

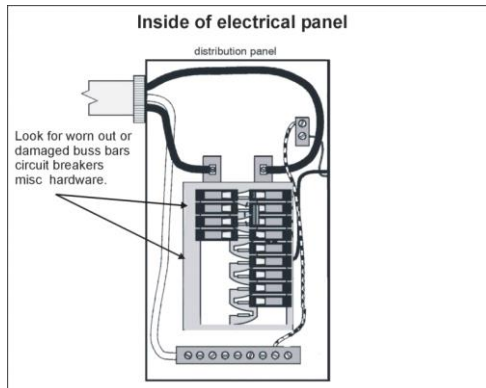


Illustration 4T

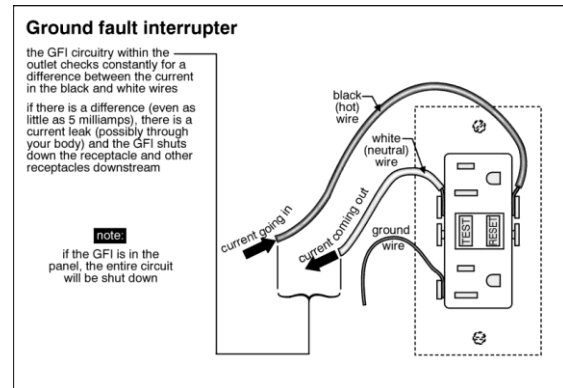


Illustration 4L

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Bryant • Location: Garage
Distribution/Ducting	• Ductwork

COMMENTS:

The heating system was activated using its available controls and was found to be operational at the time of inspection.

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

- ! 1. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 11)

MAINTENANCE ITEMS & GENERAL INFORMATION

2. There is no permanently installed cooling system present on the property.
3. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

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 unit(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:

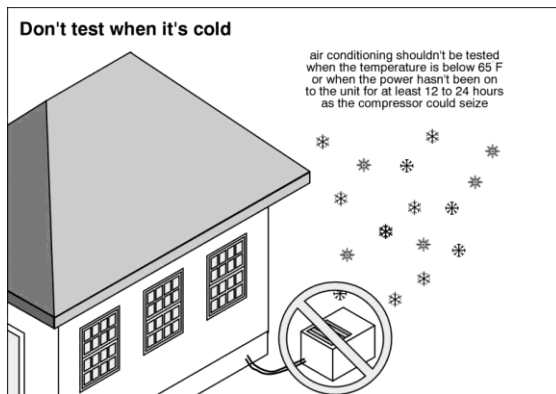
Cooling System • None

COMMENTS:

The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F. (See Illustration 6A)

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	• Fiberglass • Depth (inches): 5-7
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Fiberglass • Depth (inches): 4-6
Attic/Roof Ventilation	• Roof Vents • Soffit vents • Gable vents
Crawlspace Ventilation	• Exterior wall vent(s)

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 Side
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Plastic Material
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Bradford White • Capacity: 50 Gallons • Approximate Age (years): 6 • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

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

- ! 1. There is evidence of heavy corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the crawlspace. This section of piping should be replaced as necessary. (See Photo 13)
- ! 2. The water heater/furnace exhaust vent was found to be disconnected or loose. This condition poses a health and safety hazard, as it can lead to the improper venting of combustion gases—including carbon monoxide—into the home. We recommend evaluation and repair by a licensed plumbing contractor to ensure the exhaust vent is properly reconnected, securely sealed, and effectively venting combustion gases to the exterior, in compliance with safety standards. (See Photo 10)

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.
- Inspection of the fire sprinkler system and related equipment is beyond the scope of this inspection and are excluded from this report.

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood
Doors	• Hollow Core • Solid Core • Bifold
Window Style and Glazing	• Casement • Double/Single Hung • Sliders • Double Pane
Stairs/Railings	• Present
Fireplace/Wood Stove	• Zero Clearance
Cabinets/Countertops	• Wood • Solid Surface
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Carbon Monoxide Detector

COMMENTS:

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

INTERIOR

- ! 1. The ceiling at the master bedroom 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 12)
2. The ceiling at the living room shows evidence of patching. The cause of this condition is unknown. It is recommended that the seller be consulted for an explanation.
3. The laundry exhaust fan was noisy when operated and in this condition might not be used. We recommend it be cleaned, lubricated, or repaired as necessary for quiet operation.
4. Cracks were observed in the master bedroom interior wall. This is a common occurrence and may result from normal building settlement or material movement over time. Cosmetic repairs can be performed as needed by a qualified contractor. However, if the cracks worsen, new cracks develop, or additional movement is observed, further evaluation by a structural professional is recommended to rule out any underlying structural concerns.
5. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
6. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all personal belongings and furniture be removed and these areas further inspected.
7. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.

BATHROOMS

8. The seam for the floor at the base of the tub/shower at the master and hall bathroom is lifted or open. We recommend that the floor be sealed to avoid water penetration.
9. The window and sill of the master shower enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

10. 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.

KITCHEN

11. 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.

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.

- A hydrotherapy tub was present at the master bathroom at the time of inspection. The jets, pumps and lines are not inspected and no evaluation as to their condition and operation were made in this report. Interested parties are advised to test this appliance if desired.
- 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.
- 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

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 3/5/2026

Invoice No 1178177P

Bill To:

Pauline Chin
26854 Grandview Avenue
Hayward, CA 94542

Property Information:

Address: 26854 Grandview Avenue
Hayward CA, 94542
Report No: 672252TPRS
Escrow#:

PAID
DO NOT REMIT

Billing Information:

3/5/2026 Home Inspection

\$975.00

Pay-At-Time Discount

(\$40.00)

Total Due:

\$935.00

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks