



HOME INSPECTION REPORT



PROPERTY ADDRESS

2767 Winchester Drive, Hayward

ORDERED BY

Juliana (Leigh) Lee, JLee Realty

REPORT NUMBER

671100

DATE OF INSPECTION

February 13, 2026

INSPECTOR

Gregory Spiker

A handwritten signature in black ink, reading 'Greg Spiker', 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 1955. 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

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. The wall framing and sheathing of the garage shows evidence of water damage. We recommend the advice and services of a licensed structural pest control operator. (See Photo 18)



Photo 18

2. Water stains were evident in the garage and attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 26)

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Photo 26

3. Both water sump pumps installed at the right exterior and basement to remove occasional water was inoperable or would not function properly at the time of our inspection. We recommend the pump be repaired or replaced. (See Photo 7) (See Photo 35)

Sellers had a general contractor tested the sump pumps, and they turned on and are working in late Feb. 2026.



Photo 07

Roofing

4. There is a large crack at the back of the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor. (See Photo 4)



Photo 04

5. Loose downspouts at the front left corner should be repaired or replaced. (See Photo 14)



Photo 14

Exterior

6. The rear 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 11)

Sellers sealed the cracks and applied cement paint in last week of Feb. 2026.



Photo 11

7. Damaged, loose and/or non-functional garage door hardware should be corrected. (See Photo 23)

Sellers had the general contractor adjusted the door and changed the lock.



Photo 23

8. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 24)



Photo 24

Exterior

9. For safety purposes, railing(s) should be provided at the rear stairway, right side stairway and walkway. (See Illustration 3J) (See Photo 6)

Seller had a handyman installed the handrail.



Photo 06

10. The openings in the front stair railings are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 3)



Photo 03

11. 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 13)

Sellers sealed the cracks and applied cement paint in last week of Feb. 2026.



Photo 13

12. The cracked, heaved, or uneven walkway sections at the right side 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 5)

Sellers sealed the cracks and applied cement paint in last week of Feb. 2026.



Photo 05

13. The wood fencing at the rear of the property is in need of repairs. (See Photo 9)



Photo 09

14. The rear patio door was locked at the time of our inspection. Therefore, the door is considered inaccessible and was not inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. (See Photo 28)

The lock was repaired by the general contractor.

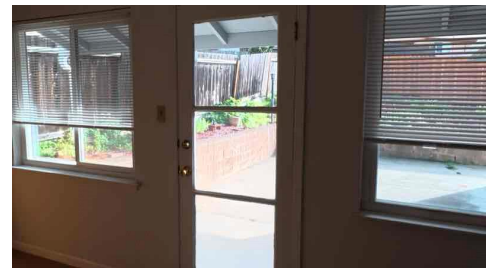


Photo 28

Exterior

15. The door between the garage and the interior of the house should be a fire rated door as per local codes. Hollow core, windowed or interior grade doors do not meet this requirement. We recommend this door be replaced with a approved door for this location. (See illustration 3K) (See Photo 27)



Photo 27

16. The front stairway has settled relative to the house proper. While still functional they should be monitored for further settlement. Exterior caulking at the edge of the porch/patio will help to limit moisture intrusion to the area where it abuts the building. For additional information we recommend a licensed soils and drainage contractor or engineer be consulted. (See Photo 2)



Photo 02

17. A missing threshold was noted at the garage side door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 20)



Photo 20

18. The front door is cracked or split. We recommend it be repaired or replaced. (See Photo 34)

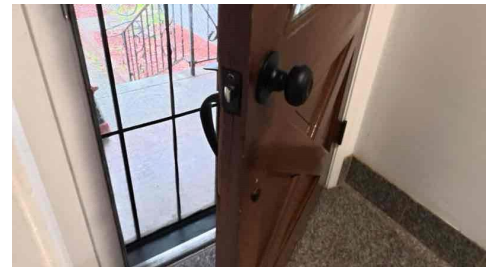


Photo 34

19. The retaining wall at the front right and rear shows evidence of movement. It is impossible to determine the rate of movement during a one time visit to the property. We recommend further evaluation by the appropriate trades for any recommendation deemed necessary to prevent further movement. (See Photo 1) (See Photo 10)



Photo 01

Electrical

20. The switch housing at the garage is loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 25)

The general contractor fixed the loose switch.



Photo 25

21. Ungrounded "3-prong" outlets at multiple locations 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 17)



Photo 17

22. A receptacle at the rear patio is damaged. We recommend it be replaced. (See Photo 8)



Photo 08

23. The "Federal Pacific" electrical panels (Main & 2 sub) on the property was not fully inspected due to inherent defects that are a potential safety hazard. A visual inspection of the front of the panel and breakers was performed, no covers were removed or internal components inspected. We recommend a licensed electrician be retained for further inspection and recommendations. An electrician is likely to recommend full replacement of this brand of panel. (See Photo 12) (See Photo 15) (See Photo 16)



Photo 12

Heating System

24. One or more sections of HVAC ductwork were observed disconnected at the left side of the crawlspace. Disconnections allow conditioned air to escape and can draw unfiltered air into the system, reducing efficiency and comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, reconnect and properly seal joints, replace damaged sections as needed, and restore secure support and continuous, airtight duct runs throughout. (See Photo 37)



Photo 37

Plumbing

25. The sink faucet is leaking at the hall bathroom. We recommend all leaks be repaired. (See Photo 33)

The general contractor replaced the faucet.



Photo 33

26. The hot water for the sink basin faucet at the hall bathroom was not functioning at the time of our inspection, possibly due to the water being turned off. We recommend the water be turned on and the function of the faucet verified. Repairs or replacement of the faucet is also recommended if found to be not functioning correctly or leaking. (See Photo 33)



Photo 33

27. The hose bib is leaking at the laundry/garage. We recommend all leaks be repaired. (See Photo 19)



Photo 19

Interior

28. The openings in the garage stair railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 22)



Photo 22

29. 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.



Interior

30. The interior of the fireplace firebox should be repaired where the bricks or mortar are cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist. (See Photo 30)



Photo 30

31. There is no railing where needed at the garage. For improved safety, it is recommended that appropriate railing be installed. (See Photo 21)

The sellers had the handyman install the handrail.



Photo 21

32. The fiberglass shower walls at the master bathroom are chipped. We recommend they be properly repaired or replaced to eliminate any moisture intrusion into these areas. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 32)

Chip was patched.



Photo 32

33. The door below the stairway is missing the stops and has loose hinges. We recommend repair of this door. (See Photo 29)

The hinges were tighten.



Photo 29

34. 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.



35. Evidence of vermin activity was observed within the attic and crawlspace. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 36)



Photo 36

Interior

36. Several windows exhibit conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required. (2 Living room, right side center bedroom, right rear bedroom, master bedroom) (See Photo 31)



Photo 31

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	• Rafters • Plywood or Orientated Strand Board • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Basement (see photo 38)
Foundation	• Poured Concrete Perimeter

COMMENTS:

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

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

- ! 1. The wall framing and sheathing of the garage shows evidence of water damage. We recommend the advice and services of a licensed structural pest control operator. (See Photo 18)
- ! 2. Water stains were evident in the garage and attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition. (See Photo 26)
- ! 3. Both water sump pumps installed at the right exterior and basement to remove occasional water was inoperable or would not function properly at the time of our inspection. We recommend the pump be repaired or replaced. (See Photo 7) (See Photo 35)
4. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
5. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
6. 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.
7. The form boards should be removed from the concrete in the crawl space. This condition is conducive to rot and wood boring insect activity.
8. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.
9. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
10. 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.
11. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.

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.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Roof.
Chimney	• Masonry • Method of inspection: From The Roof.
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade

COMMENTS:

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

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

- ! 1. There is a large crack at the back of the chimney. This condition may indicate movement of the chimney. It is impossible to determine the rate of movement during a one time visit to the property. We recommend the advice of a licensed masonry contractor. (See Photo 4)
- ! 2. Loose downspouts at the front left corner should be repaired or replaced. (See Photo 14)
3. The visible roof sheathing is sagging in some areas. We recommend this condition be further evaluated by a licensed general contractor.
4. One or more appliance or plumbing vent flashing were noted to be loose. We recommend all loose flashing be secured and caulked.
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. The roof shows evidence of moss and organic build up in heavily shaded areas. This condition may influence the life expectancy of the roofing. The owner is advised to contact a licensed roofing contractor for further information.
7. Prior repairs to the roofing are evident. For further evaluation of these repairs we recommend a licensed roofing contractor be consulted. (See Illustration 2J)
8. 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.

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.

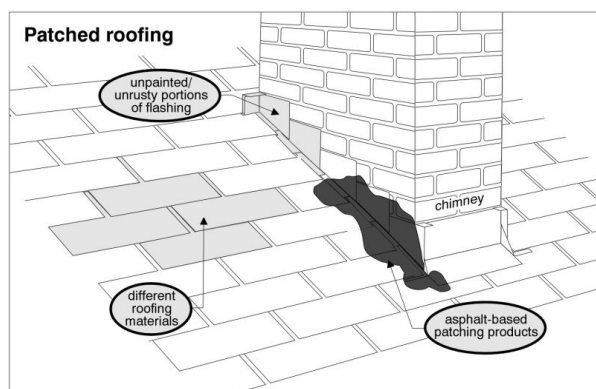


Illustration 2J

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Concrete • Bricks • Masonry Block
Fencing/Gates	• Wood • Steel
Porch/Deck, Patio Covers	• Concrete
Stairs/Railings/Landings	• Concrete
Exterior Walls	• Wood Siding • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl
Doors	• Wood • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Wood
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

The rear patio door was locked at the time of our inspection. Therefore, the door is considered inaccessible and was not inspected. With access and a opportunity for complete inspection, conditions in need of attention may be discovered. (See Photo 28)

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

- ! 1. The rear 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 11)
- ! 2. Damaged, loose and/or non-functional garage door hardware should be corrected. (See Photo 23)
- ! 3. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 24)
- ! 4. For safety purposes, railing(s) should be provided at the rear stairway, right side stairway and walkway. (See Illustration 3J) (See Photo 6)
- ! 5. The openings in the front stair railings are larger than 4" inches. It is recommended that this be corrected for improved safety. (See Illustration 3N) (See Photo 3)
- ! 6. 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 13)
- ! 7. The cracked, heaved, or uneven walkway sections at the right side 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 5)
- ! 8. The wood fencing at the rear of the property is in need of repairs. (See Photo 9)
- ! 9. The door between the garage and the interior of the house should be a fire rated door as per local codes. Hollow core, windowed or interior grade doors do not meet this requirement. We recommend this door be replaced with a approved door for this location. (See illustration 3K) (See Photo 27)
- ! 10. The front stairway has settled relative to the house proper. While still functional they should be monitored for further settlement. Exterior caulking at the edge of the porch/patio will help to limit moisture intrusion to the area where it abuts the building. For additional information we recommend a licensed soils and drainage contractor or engineer be consulted. (See Photo 2)
- ! 11. A missing threshold was noted at the garage side door. We recommend the installation of a threshold that conforms to present building standards. This will also help to avoid possible trip hazards and limit moisture intrusion. (See Photo 20)
- ! 12. The front door is cracked or split. We recommend it be repaired or replaced. (See Photo 34)

- ! 13. The retaining wall at the front right and rear shows evidence of movement. It is impossible to determine the rate of movement during a one time visit to the property. We recommend further evaluation by the appropriate trades for any recommendation deemed necessary to prevent further movement. (See Photo 1) (See Photo 10)
14. The retaining wall at the right side shows evidence of movement and/or slight cracks. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the property.
15. No weep holes were visible in the retaining wall at the front and rear. Weep holes provide an outlet for water, thereby reducing the soil pressure against the wall. It would be wise to consider the installation of weep holes.
16. The windows in the exterior rear patio and garage side doors lack tempered glass (special safety glass that will not shatter). For safety reasons, we recommend the installation of tempered glass.
17. Due to the inaccessible location, the retaining wall at the right side was not inspected. With access and an opportunity for examination, reportable conditions may be discovered. For additional information we recommend the wall be further evaluated by the appropriate trades.
18. Minor cracks and splits were noted in the roof sheathing. This is a cosmetic issue and no recommendations are necessary at this time.

MAINTENANCE ITEMS & GENERAL INFORMATION

19. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

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.

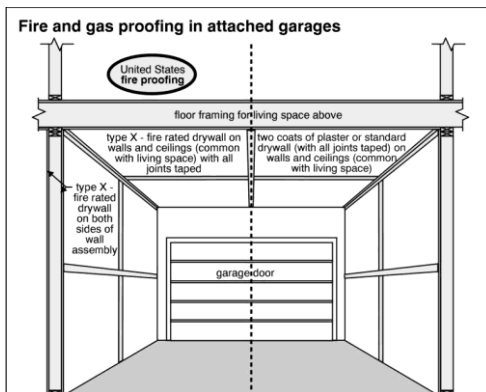


Illustration 3A

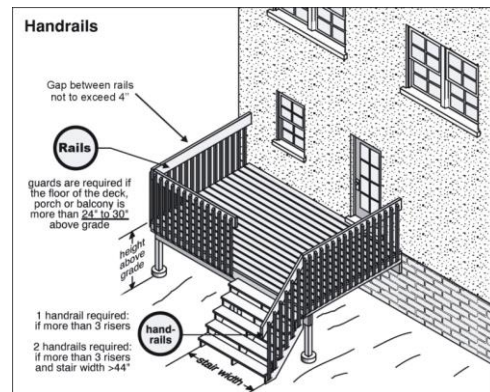


Illustration 3J

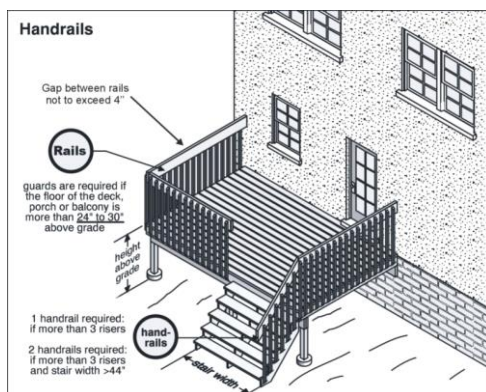


Illustration 3N

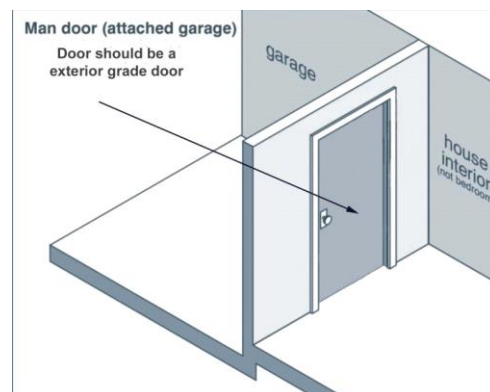


Illustration 3K

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Unknown/Inaccessible (Not Inspected)
Main Disconnect	• Breakers • Multiple Disconnects
Main Distribution Panel	• Breakers • Location: Exterior Side • Panel Rating (Amps): 70
Branch/Auxiliary Panel	• Breakers • Location: Garage • Panel Rating (Amps): 100 x 2
Distribution Wiring	• Unknown
Outlets, Switches & Lights	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Garage

COMMENTS:

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

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

- ! 1. The switch housing at the garage is loose. Based upon our inspection of a representative number of outlets we recommend testing of every outlet. All loose outlets and receptacles should be repaired as necessary. (See Photo 25)
- ! 2. Ungrounded "3-prong" outlets at multiple locations 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 17)
- ! 3. A receptacle at the rear patio is damaged. We recommend it be replaced. (See Photo 8)
- ! 4. The "Federal Pacific" electrical panels (Main & 2 sub) on the property was not fully inspected due to inherit defects that are a potential safety hazard. A visual inspection of the front of the panel and breakers was performed, no covers were removed or internal components inspected. We recommend a licensed electrician be retained for further inspection and recommendations. An electrician is likely to recommend full replacement of this brand of panel. (See Photo 12) (See Photo 15) (See Photo 16)
5. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.
6. The electrical panel is configured with multiple disconnects. More than one breaker must be placed in the OFF position in order to to disconnect all of the power for the property.
7. The electrical system lacks a main shutoff switch. Because there are Six or fewer disconnects in the service panel, a single main shutoff is not required. If the system is expanded or remodeling is performed, a main disconnect would be needed.
8. One or more of the branch/auxiliary panel "Dead Front" screws are missing or incorrect. We recommend proper blunt-end screws be installed.
9. One of the lights at the stairway 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.
10. We have observed a "Federal Pacific" electrical service panel(s) on the property. This type of panel has a history of circuit breakers failing to trip in response to an over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. This brand has been obsolete for decades, and is a safety hazard. We recommend a licensed electrician be retained for additional information and recommendations. An electrician is likely to recommend full replacement of the panel.

MAINTENANCE ITEMS & GENERAL INFORMATION

11. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

12. 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.

13. 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.

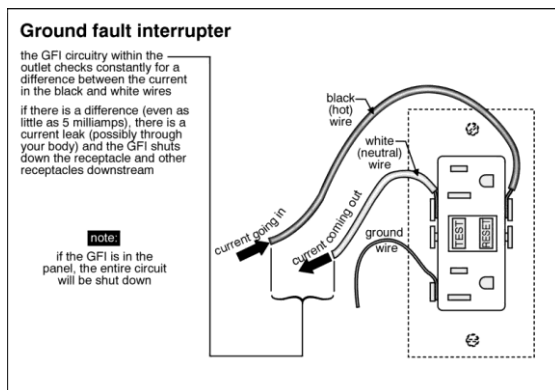


Illustration 4L

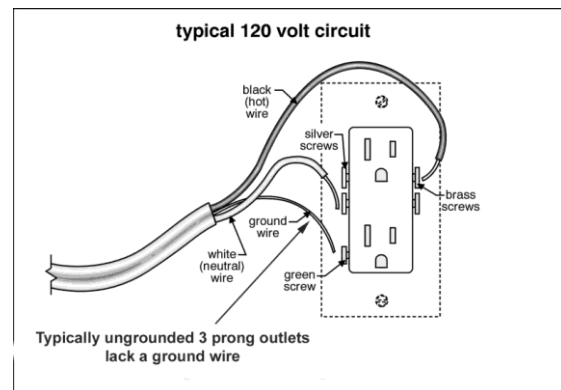


Illustration 4O

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Ruud • Location: Crawl Space
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 item.

- ! 1. One or more sections of HVAC ductwork were observed disconnected at the left side of the crawlspace. Disconnections allow conditioned air to escape and can draw unfiltered air into the system, reducing efficiency and comfort. We recommend a qualified HVAC technician fully evaluate all ductwork, reconnect and properly seal joints, replace damaged sections as needed, and restore secure support and continuous, airtight duct runs throughout. (See Photo 37)
2. Damaged, loose, or missing insulation wrap was observed on portions of the HVAC ducting at the crawlspace. These conditions expose or compress the insulation, reducing thermal performance. Deteriorated wrap may also indicate concealed issues with the ducts (e.g., air leaks or disconnected sections). We recommend a qualified HVAC technician fully evaluate all accessible ductwork, make any necessary repairs, and restore continuous, properly secured insulation/jacket coverage throughout.

MAINTENANCE ITEMS & GENERAL INFORMATION

3. There is no permanently installed cooling system present on the property.
4. 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 ASHRAE 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 ASHRAE 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:

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	• Cellulose • Depth (inches): 3-5
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Fascia vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation item.

1. Low levels of insulation were observed in the attic at the time of inspection. This condition may result in reduced energy efficiency and increased utility costs. We recommend evaluation and improvement by a licensed insulation contractor to help meet current energy standards and improve overall thermal performance.
2. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.

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

COMMENTS:

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

1. Due to the water heater being covered with a insulating blanket, which was not removed we were unable to determine the general specification (age, manufacturer, capacity etc.). We recommend the blanket be removed if this information is desired by interested parties.
2. The basin faucet water flow is lacking at the garage utility sink. We recommend a licensed plumbing contractor be contacted for further evaluation and repair recommendations.
- ! 3. The hose bib is leaking at the laundry/garage. We recommend all leaks be repaired. (See Photo 19)
- ! 4. The sink faucet is leaking at the hall bathroom. We recommend all leaks be repaired. (See Photo 33)
- ! 5. The hot water for the sink basin faucet at the hall bathroom was not functioning at the time of our inspection, possibly due to the water being turned off. We recommend the water be turned on and the function of the faucet verified. Repairs or replacement of the faucet is also recommended if found to be not functioning correctly or leaking. (See Photo 33)
6. There is a gap between the tub spout and wall at the hall bathroom which should be sealed to prevent moisture intrusion.
7. The shower faucet handles are loose at the master bathroom, and should be tightened.
8. The faucet at the master bathroom shower was dripping at the shower head, usually this can be eliminated by turning the knobs tighter but this may only be temporary. We recommend the faucet washers be repaired or replaced to correct this condition. Since the shower head drips into the tub or shower this is not a urgent condition.
9. The toilet at the hall bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)
10. The tub or shower faucet diverter valve mechanism is not functioning properly at the hall bathroom. We recommend repair or replacement of the diverter valve mechanism.

MAINTENANCE ITEMS & GENERAL INFORMATION

11. There is abandoned plumbing noted at the crawlspace. We recommend that all abandoned plumbing be removed.

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.

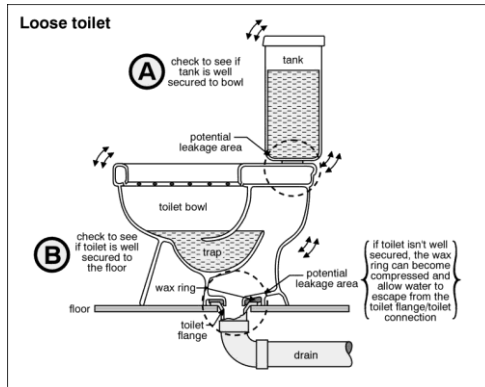


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster • Wood
Ceiling Finishes	• Drywall/Plaster • Acoustic Tile
Floors	• Carpet • Tile/Stone • Laminate Flooring
Doors	• Hollow Core • Pocket • Sliding
Window Style and Glazing	• Double/Single Hung • Sliders • Fixed Pane • Double Pane
Stairs/Railings	• 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 • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Laundry Sink drain for Washer
Other Components Inspected	• Smoke Detector

COMMENTS:

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

INTERIOR

- ! 1. The openings in the garage stair railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 22)
- ! 2. The interior of the fireplace firebox should be repaired where the bricks or mortar are cracked. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist. (See Photo 30)
- ! 3. There is no railing where needed at the garage. For improved safety, it is recommended that appropriate railing be installed. (See Photo 21)
- ! 4. The door below the stairway is missing the stops and has loose hinges. We recommend repair of this door. (See Photo 29)
- ! 5. Evidence of vermin activity was observed within the attic and crawlspace. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 36)
- ! 6. Several windows exhibit conditions and/or symptoms that indicate a possible breached seal or failed thermal pane. This has or can result in condensation and/or moisture developing between the panes of glass that will effect the cosmetic appearance of the windows and their insulating performance. We recommend all insulated glass units be further evaluated by a licensed glazier and repaired or replaced as required. (2 Living room, right side center bedroom, right rear bedroom, master bedroom) (See Photo 31)
7. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
8. Portions of the flooring are uneven at multiple locations. This condition appears to result from minor mismatching of the underlying framing or subfloor. For further information on this condition a licensed general contractor should be contacted.
9. One or more interior closet doors have loose, damaged, and/or missing hardware. We recommend that the tracks, wheels and/or latches be adjusted or replaced to restore full operation.
10. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
11. The hallway doors have sticky hardware. We recommend that hinges, latches, knobs and strike plates be adjusted and tightened to restore full operation.
12. One or more of the interior door(s) rubs on the frame/jamb at the right rear bedroom. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
13. One or more interior closet doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
- ! 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.
15. It may be desirable to replace the window screens where missing or damaged.

16. The switch for the garbage disposal is located in the cabinet, although not required, installation of a more accessible switch should be considered.
17. The door at the rear patio uses a deadbolt that requires a key to exit. Deadbolts and other locks with removable inside keys can prevent escape in an emergency and are prohibited in many jurisdictions. Always leave keys in locks when the building is occupied. Lock replacement should be considered.
- ! 18. 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.

KITCHEN

19. The control panel for the microwave is damaged. We recommend the microwave be repaired or replaced by a qualified appliance technician.
20. The base and/or side of the kitchen cabinet sink shelf is delaminated and shows evidence of past moisture in this area. This is mainly a cosmetic consideration and repair of this condition is optional. In any case, this area should be periodically monitored for future leaks from the sink and/or plumbing fixtures.

BATHROOMS

- ! 21. The fiberglass shower walls at the master bathroom are chipped. We recommend they be properly repaired or replaced to eliminate any moisture intrusion into these areas. Damage caused by water seepage cannot be determined by this visual inspection. (See Photo 32)
22. The sink basin shows evidence of heavy wear and cosmetic cracking at the hall and master bathrooms. This is primarily a cosmetic condition, however it may be desirable to refinish or replace it for cosmetic considerations and/or prolong the life of the sink.
23. The window and sill of the tub 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.
24. Cracked, deteriorated and/or missing grout and caulk at the hall bathroom tub 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.
25. The base and/or side of the hall and master bathroom cabinet sink shelf's are delaminated and shows evidence of past moisture in this area. This is mainly a cosmetic consideration and repair of this condition is optional. In any case, this area should be periodically monitored for future leaks from the sink and/or plumbing fixtures.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

26. ENVIRONMENTAL ISSUES:
Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.
27. 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

28. 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.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

KITCHEN

29. The kitchen range does not have a "anti-tip" device. This upgrade would help to keep the range from tipping when the doors are open.

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.
- 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.

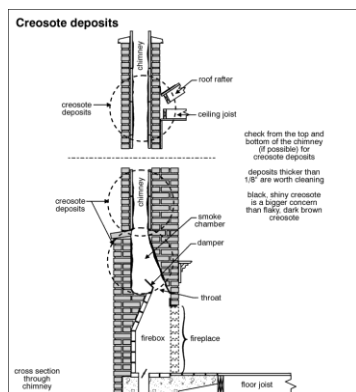


Illustration 9J

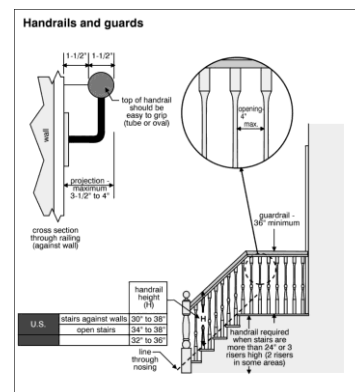


Illustration 9K

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

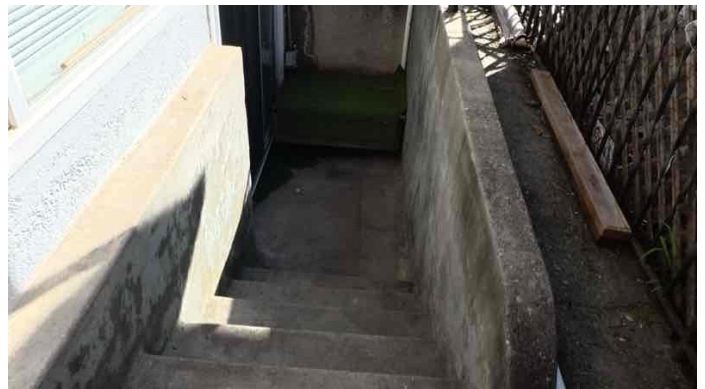


Photo 06



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

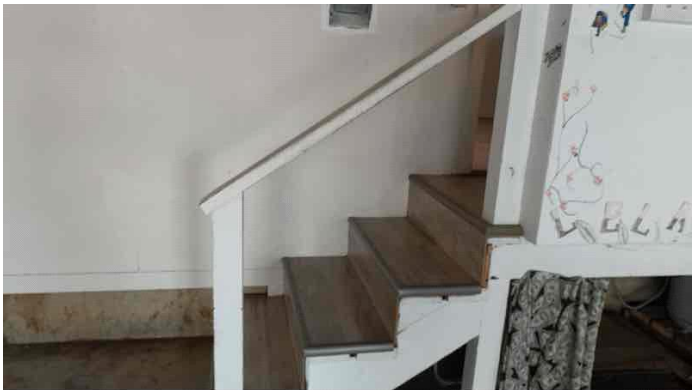


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

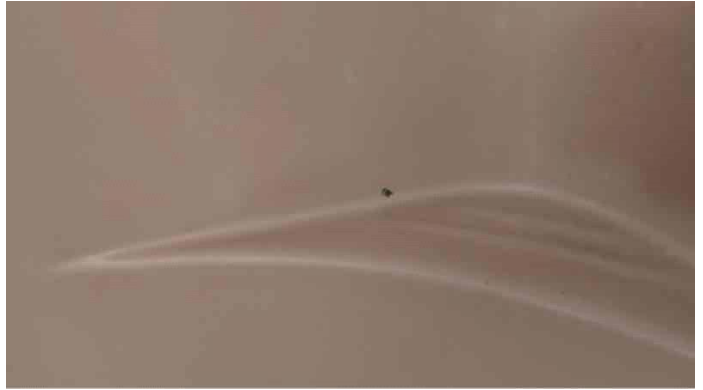


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

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 2/13/2026

Invoice No 1175059P

Bill To:

Pauline Chin
2767 Winchester Drive
Hayward, CA 94541

Property Information:

Address: 2767 Winchester Drive
Hayward CA, 94541
Report No: 671100TPRS
Escrow#:

PAID
DO NOT REMIT

Billing Information:

2/13/2026 Home Inspection

\$835.00

Pay-At-Time Discount

(\$40.00)

Total Due:

\$795.00

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks