



2450 Armstrong Street
 Livermore, CA 94551
 Tel: (925) 724-9433
 Email: bro.s.reports@gmail.com
 www.brothersinspections.com

WORK AUTHORIZATION CONTRACT

Address of Property: 2073 Sand Point Rd, Discovery Bay CA 94505
 Inspection Date: 8/29/2023
 Report #: 18783
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
9 \$ 215.00	11 OWNER	
10 \$ 350.00	12 OWNER	

We Authorized the Following
Section 1 Items to be Performed.

9, 10

We Authorized the Following
Section 2 Items to be Performed.

11, 12

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$565.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$565.00

NOTICE TO OWNERS: Under California Mechanics Lien Law any structural pest control company which contracts to do work for you any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his or her work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full, if the subcontractor, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or materials suppliers are required to provide you with a document entitled "Preliminary Notice." A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

I have read this work authorization contract and WDO inspection report it refers to.

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

BROTHERS INSPECTIONS SERVICES

DATE



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Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

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A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

NOTE: Inspection fee is billed separately above any work costs.

MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

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BROTHERS INSPECTIONS SERVICES -- License No. PR 7778

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed. - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

Building No. 2073	Street, City, State, Zip Sand Point Rd, Discovery Bay CA 94505	Date of Completion 08/29/2023
 2450 Armstrong Street Livermore, CA 94551 Tel: (925) 724-9433 Email: bros.reports@gmail.com www.brothersinspections.com		
Firm Registration No. PR 7778	Report No. 18642	Escrow No.
Ordered By: Attn: Mike Ahem 925-683-8108	Property Owner/Party of Interest Owner of Record 2073 Sand Point Rd Discovery Bay, CA 94505	Report Sent To: Attn: Mike Ahem 925-683-8108

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 08/15/2023 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
7

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including Person requesting secondary measure:
None Noted

Cost of work completed:	Cost: \$	<u>450.00</u>
	Inspection Fee: \$	<u>310.00</u>
	Other: \$	<u>0.00</u>
	Total: \$	<u>450.00</u>

Recommendations not completed by this firm:
1, 2, 3, 4, 5, 6, 8

Estimated Cost: \$ _____

Remarks:

[Handwritten Signature]



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	3 OWNER	7 \$ 450.00
	5 \$ 250.00	
	6 OWNER	
	8 OWNER	

We Authorized the Following
Section 1 Items to be Performed.

4

We Authorized the Following
Section 2 Items to be Performed.

2, 3, 5, 6, 8

We Authorized the Following
Items for Further Inspection.

1, 7

Proposed Cost Section 1: \$745.00

Proposed Cost Section 2: \$500.00

Proposed Cost Fur.Insp.: \$1,335.00

Total: \$2,580.00

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Firm Registration No. PR 7778	Report No. 18642	Escrow No.
Ordered By: Attn: Mike Ahern 925-683-8108	Property Owner/Party of Interest Owner of Record 2073 Sand Point Rd Discovery Bay, CA 94505	Report Sent To: Attn: Mike Ahern 925-683-8108

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Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including Person requesting secondary measure:
None Noted

Cost of work completed:	Cost: \$	<u>450.00</u>
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Recommendations not completed by this firm:
1, 2, 3, 4, 5, 6, 8

Estimated Cost: \$ _____

Remarks:

[Handwritten Signature]

You are entitled to obtain copies of all reports and completion notices on this property reported to Board during the preceding two years upon payment of a search fee to: The Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3834.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708 or (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev. 10/01)



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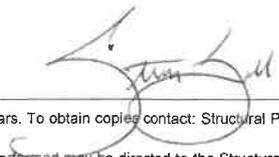
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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2073	STREET, CITY, STATE, ZIP Sand Point Rd, Discovery Bay CA 94505	Date of Inspection 8/29/2023	No. of Pages 8
 2450 Armstrong Street Livermore, CA 94551 Tel: (925) 724-9433 Email: bros.reports@gmail.com www.brothersinspections.com		DocuSigned by:  523BED39AEB446... 9/7/2023	
Firm Registration No. PR 7778	Report No. 18783	Escrow No.	
Ordered By: Attn: Mike Ahern 925-683-8108	Property Owner/Party of Interest Owner of Record 2073 Sand Point Rd Discovery Bay, CA 94505	Report Sent To: Attn: Mike Ahern 925-683-8108	
COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input checked="" type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: Limited inspection to address 2073 Sand Point which is a occupied, one story townhome with wood siding exterior. Excluding the deck		Inspection Tag Posted: Garage	
		Other Tags Posted: None noted	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Steven Kuehl State License No. FR50966 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

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2073

Sand Point Rd, Discovery Bay CA 94505

8/29/2023

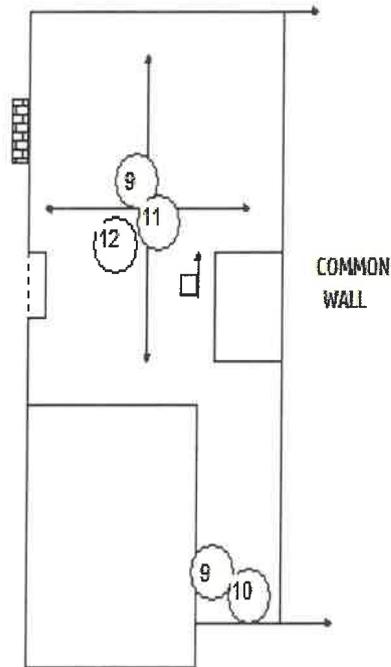
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BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.



2073	Sand Point Rd, Discovery Bay CA 94505	8/29/2023	18783
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING

IMPORTANT INFORMATION FOR ALL INTERESTED PARTIES TO READ

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection, and contains recommendations for correcting any infestation, infections, or conditions found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and its rules and regulations.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspect, such as inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; such structural segments as enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built in cabinet work; floors beneath coverings, areas where storage conditions, furnished interiors or locks make inspection impracticable. These areas will be inspected if they are made accessible by the owner at his expense.

NOTE: It is not economically feasible to open and check areas mentioned above and similar enclosed conditions. These areas are excluded from this report. Also, detached wooden fences, garden trellises, and similar detached apertencies are not part of this report. This inspection covers the structure indicated on the diagram.

Showers over ceilings are not water tested unless water stains are evident below. In which case, recommendations will be made for further testing.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

This property was not inspected for the absence of health related molds or fungi. By California law we are neither qualified or authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

NOTE: WE DO NOT REMOVE FLOOR COVERINGS AT THE TIME OF OUR INSPECTION. WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE DETECTED TO ANY WOOD FLOORS AFTER THE FLOOR COVERINGS HAVE BEEN REMOVED. THESE AREAS WILL BE INSPECTED IF THEY ARE MADE ACCESSIBLE PRIOR TO OUR INSPECTION.

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NOTE: IT IS INDUSTRY PRACTICE THAT THE EAVES, SIDING AND TRIM ABOVE 11 FEET ARE VIEWED FROM GROUND LEVEL ONLY, AS OUR INSPECTORS DO NOT CARRY EXTENSION LADDERS. IF ANY FURTHER INFORMATION IS DESIRED WE WILL RETURN TO THE PROPERTY WITH AN EXTENSION LADDER AT AN ADDITIONAL CHARGE.

NOTE: THE DIAGRAM IN THIS REPORT IS NOT TO SCALE.

Thank you for calling Brothers Inspections Services. For any questions regarding this report, please contact our office at (925) 724-9433

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS COMPANIES SHOULD LIST THE

BROTHERS INSPECTIONS SERVICES -- License No. PR 7778

2073	Sand Point Rd, Discovery Bay CA 94505	8/29/2023	18783
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

SAME FINDINGS (I.E. TERMITE INFESTATION, TERMITE DAMAGE, ETC...) HOWEVER RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY...YOU...HAVE A RIGHT TO SEEK A SECOND OPINION...FROM ANOTHER COMPANY.

When Work Is Recommended

Brothers Inspections Services agrees to use all reasonable care in the performance of our work, but we cannot assume any responsibility should any damage occur to plumbing pipes, electrical pipes imbedded in the ground or overhead, roof or other facilities, plants and shrubs, or for injuries or death of animals.

Pesticides are the products Brothers Inspections Services uses to control the target pests listed in your inspection. Pesticides make a better life for all of us. They help control disease carriers thus protecting your health and property. When properly used, pesticides pose no problem to man or the environment. Your Brothers Inspections Services Pest Control technician is a state certified applicator and is constantly being upgraded by our training sessions. If you have any questions please call the following number (925) 724-9433

NOTE: It is recommended that building permits be obtained for all work requiring permits, prior to beginning the recommended repairs. For information concerning the building department and permit requirements, contact the local building department. Work performed as required under a permit from the building department should be approved, accepted and signed off by the department prior to considering such work to be completed. Building department may require installation of smoke/heat detectors as a condition of obtaining a building permit.

This company will re-inspect repairs done by others within four(4) months of our original inspection. A charge, if any, cannot be greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of the request. The re-inspection is a visual inspection, and, if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

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NOTE: If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendations on this report, or any remodel work, this company will file a supplemental report. This company is not responsible for controlling such infestation or infections nor responsible for controlling such damage. If the additional work is within the scope of this companies operation a cost will be provided with the supplemental report.

All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty(30)days will be subject to a 1 1/2% finance charge on the unpaid balance.

Under California Mechanics lien law, any structural pest control operator who contracts to do work for any contractor, subcontractor, laborer, supplier or their person who helps to improve your property, but has not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a hearing, your property could be sold by a court officer and the proceeds of the sale use to satisfy the debt. This can happen even if you have paid your contractor in full, if the subcontractors, laborers, or suppliers remain unpaid. We reserve the right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A preliminary notice is not a lien against the property. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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This is a seperated report; it is defined as Section 1 and Section 2 conditions evident on the date of inspection.

Section 1: Contains items where evidence exists of active infestation, infection or condition that have resulted in or from infestation or infection.

Section 2: Contains items deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Contains items defined as recommendations to inspect area(s)which,during the original inspection, did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

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THIS IS A SUPPLEMENTAL REPORT OF ITEM 7 OF OUR ORIGINAL REPORT #18642, DATED 08/15/2023.

NOTE: WE RETURNED TO THE PROPERTY TO FURTHER INSPECT ITEM 7 WHERE THE FOLLOWING ADVERSE CONDITIONS WERE NOTED:

1. FINDINGS AND RECOMMENDATIONS:

ITEM 9 **FINDING:** Cellulose debris (wood, paper products) with evidence of fungus was noted in the subarea.

RECOMMENDATION: Remove the cellulose debris of a rakeable size.

***** This is a Section 1 Item *****

ITEM 10 **FINDING:** Surface fungus was noted on the wood members in the subarea.

RECOMMENDATION: Wire brush and treat the infected wood members with **(TIMBOR)** a registered fungicide in accordance with the manufacturers label. This must be performed by a licensed chemical applicator.

***** This is a Section 1 Item *****

ITEM 11 **FINDING:** There is insulation that has been installed throughout the crawl space subfloor making much of this framing inaccessible for inspection. No representations are made of the condition of the framing in this area. **We found no adverse conditions that would warrant removal of the insulation at this time.**

RECOMMENDATION: The owner to have periodic inspections of this area.

***** This is a Section 2 Item *****

ITEM 12 **FINDING:** Noted a lack of ventilation in the subarea.

RECOMMENDATION: The owner should have periodic inspections of this area. If additional information is requested a proper contractor should be contacted.

***** This is a Section 2 Item *****

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OCCUPANTS CHEMICAL NOTICE

Brothers Inspections Services will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

___ SUBTERRANEAN TERMITES ___ DRYWOODS FUNGUS ___ BEETLES

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- ___ A. VIKANE GAS: Active ingredient: Sulfuryl Fluoride. Lethal gas (POISON)
- ___ B. CHLOROPICRIN: Used as warning agent with Vikane Gas Fumigant.
- ___ C. FUMITOXIN: Active ingredient: Aluminum Phosphide
- ___ D. TERMIDOR HE: Active ingredients: Fipronil:5-amino-1-(2,6-dichloro-4(trifluoromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.....8.73%
- ___ E. TENGARD: Active ingredients: Permethrin
- F. TIMBOR: Active ingredients: (Disodium Octoborate Terahydrate)
- ___ G. INVADER HPX: Active ingredients: 2-(1Methylethoxy) Phenyl Methylcarbamate

(3) "State Law requires that you be given the following information: CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the U.S. Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized." "If within 24 hours following application you experience any of the following symptoms, contact your physician or poison control center and your pest control company immediately."

--- Nausea, vomiting, diarrhea, skin irritation, abdominal cramps, eye irritation, ringing in ears, excitability, difficulty breathing, lung irritation, respiratory irritation, pulmonary edema, fatigue, chest pain, dizziness, unconsciousness cyanosis, central nervous system effects.

--- Nausea, vomiting, diarrhea, skin irritation, nose & throat irritation, sweating, abdominal cramps, headache, eye irritation, excitability, shortness of breath, drowsiness, involuntary shaking, abdominal cramps, irritability, blurred vision.

For further information, contact any of the following:
Brothers Inspections Services.... (925) 724-9433
Alameda County Health Department.... (510) 567-6577
Contra Costa Health Department....(925) 370-5000

Poison Control Center(800) 876-4766
Structural Pest Control Board.....(916) 561-8700
2005 Evergreen Street, Suite #1500 Sacramento, CA 95815

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFFOREMENTIONED.

OWNER/OCCUPANT

DATE

8th

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INSPECTION DATE

REPORT NO.

ITEM 9



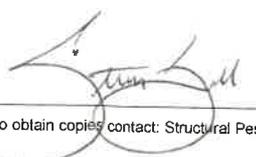
ITEM 10



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2073	STREET, CITY, STATE, ZIP Sand Point Rd, Discovery Bay CA 94505	Date of Inspection 8/15/2023	No. of Pages 8
 2450 Armstrong Street Livermore, CA 94551 Tel: (925) 724-9433 Email: bros.reports@gmail.com www.brothersinspections.com		DocuSigned by:  623BED39AEB446... 9/7/2023	
Firm Registration No. PR 7778	Report No. 18642	Escrow No.	
Ordered By: Attn: Mike Ahern 925-683-8108	Property Owner/Party of Interest Owner of Record 2073 Sand Point Rd Discovery Bay, CA 94505	Report Sent To: Attn: Mike Ahern 925-683-8108	
COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: Limited inspection to address 2073 Sand Point which is a occupied, one story townhome with wood siding exterior. Excluding the deck		Inspection Tag Posted: Garage	
		Other Tags Posted: None noted	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Steven Kuehl State License No. FR50966 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

2073

Sand Point Rd, Discovery Bay CA 94505

8/15/2023

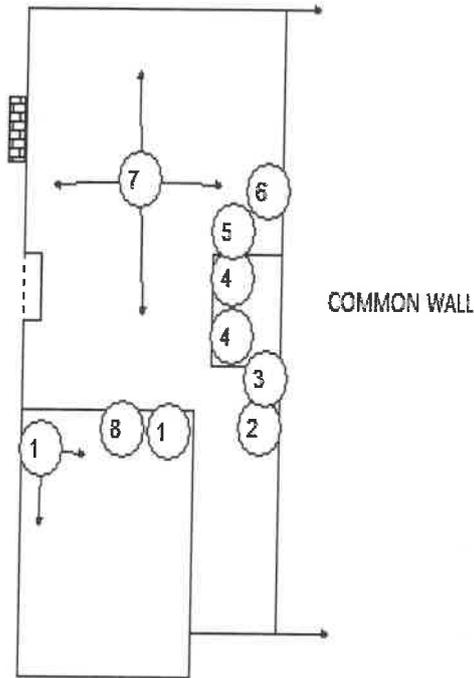
18642

BUILDING NO.

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3rd

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THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING

IMPORTANT INFORMATION FOR ALL INTERESTED PARTIES TO READ

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All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty(30)days will be subject to a 1 1/2% finance charge on the unpaid balance.

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NOTE: THIS IS A LIMITED REPORT TO ADDRESS 2073 SAND POINT. ALL OTHER AREAS HAVE NOT BEEN INSPECTED. REQUESTED BY THE AGENT.

1. FINDINGS AND RECOMMENDATIONS:

- ITEM 1 **FINDING:** A stain was noted at the garage ceiling walls.
- RECOMMENDATION:** Remove the sheetrock to allow for further inspection. If no additional damage is found patch sheet rock as necessary.
 ***** Unknown Further Inspection Recommended *****
- ITEM 2 **FINDING:** The toilet in the hall bathroom is loose.
- RECOMMENDATION:** Remove the toilet and replace the wax seal with new. Reset toilet.
 ***** This is a Section 2 Item *****
- ITEM 3 **FINDING:** A gap exists at the hall bathroom bathtub spout.
- RECOMMENDATION:** Reseal this area in the most practical way.
 ***** This is a Section 2 Item *****
- ITEM 4 **FINDING:** The wood siding has been damaged by fungus at the area indicated on the diagram.
- RECOMMENDATION:** Cut approximately 12 inches from the base to eliminate any fungus infections. Install Z bar flashing with new wood siding in lieu of full sheets of siding. If the damage extends into the concealed areas a supplemental report will be issued. Paint to match as close as possible.
- NOTE: UPON REQUEST WE WILL QUOTE THE PRICE FOR FULL SHEET SIDING REPLACEMENT.**
 ***** This is a Section 1 Item *****
- ITEM 5 **FINDING:** The toilet in the master bathroom is loose.
- RECOMMENDATION:** Remove the toilet and replace the wax seal with new. Reset toilet.
 ***** This is a Section 2 Item *****
- ITEM 6 **FINDING:** The marble or cultured marble walls in the master bathroom were noted to be cracked.
- RECOMMENDATION:** Seal these cracks with a clear high grade silicon sealant to prevent moisture intrusion.
 ***** This is a Section 2 Item *****
- ITEM 7 **FINDING:** The subarea is inaccessible for physical inspection due to no access opening being provided.
- RECOMMENDATION:** Install an access opening in the most practical area to provide for inspection of the subarea. Any findings will be listed on a supplemental report.
 ***** Unknown Further Inspection Recommended *****

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1. FINDINGS AND RECOMMENDATIONS:

ITEM 8 **FINDING:** There is past evidence of subterranean termite activity noted at the area indicated. We found no current activity that warrants any chemical treatments at this time.

RECOMMENDATION: Since there is past termite activity we advise the owner to have periodic inspections as general maintenance.

***** This is a Section 2 Item *****

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REPORT NO.

ITEM 4



ITEM 4





Inspection Report

David Eplin

Property Address:
2073 Sand Point Road
Discovery Bay CA 94505



Elite Home Inspection

Brendan Mann
P.O. Box 1537
Discovery Bay Ca 94505
925-580-6444
brendanmann88@yahoo.com

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Date: 8/15/2023	Time: 01:15 PM	Report ID: 2073 Sand Point Road
Property: 2073 Sand Point Road Discovery Bay CA 94505	Customer: David Eplin	Real Estate Professional: Mike Ahern Coldwell Banker

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

This inspection is not a code compliant code inspection. The inspector recommends consulting with the local jurisdiction for more information and further evaluation on local standards.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Mold/fungus is not within the scope of a home inspection. Damage caused by mold/fungus will not be reported in this inspection. Pests and/or the damage from pests will not be reported in this inspection. Please contact the appropriate company for further inspection of these items.

Standards of Practice:

ASHI American Society of Home Inspectors,
California Profession and Business Code

In Attendance:

Inspector

Type of building:

Townhome

Approximate age of building:

34 years

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<p>Electrical Service Conductors: Below ground</p>	<p>Wire Type: copper/stranded aluminum not fully visible</p>	<p>Panel Type: Circuit breakers</p>
<p>Panel capacity: 90 AMPS</p>	<p>Wiring Methods: Romex Not fully visible</p>	

Items

1.0 Service Entrance

Comments: Inspected

The service appeared to be in serviceable condition at the time of inspection.

1.1 Main and Sub Panels

Comments: Inspected

Cover of panels removed for inspection.

The exterior weather cover for the main electrical panel breaker is missing/broken. Recommends consulting with a qualified tradesman for further evaluation and repairs.

1.2 Branch Circuit Conductors, Breakers and/or Fuses

Comments: Inspected

1.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

The representative sample of switches and outlets tested appeared to be serviceable. The occupant's belongings prevented testing of some outlets and switches.

1.4 Wiring Notes

Comments: Inspected

1.5 Polarity and Grounding of all Receptacles, Interior and Exterior

Comments: Inspected

The representative sample of outlets tested appear to be wired correctly.

1.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

GFI outlets operated satisfactory at the time of inspection.

GFI outlets should be installed in areas where there is moisture, ie kitchens, bathroom, laundry areas and exteriors.

1.7 Location of Main and Sub Panels

Comments: Inspected

The main panel is located on the right side of the structure.

The sub panel is located in the garage.

1.8 Smoke Detectors

Comments: Inspected

Law requires that smoke detectors be installed inside every bedroom and in hallways outside bedrooms. Current law requires that in all houses that have solely battery powered smoke detectors be replaced with the new 10 year life battery smoke detectors. The inspector also recommends changing batteries in all battery powered detectors at move-in and every 6 months. There are smoke detectors properly installed inside this structure.

1.9 Carbon Monoxide Detectors

Comments: Inspected

Law requires that all structures have carbon monoxide detectors installed on each floor. The inspector recommends changing the battery twice a year and testing each month. Recommend installing extra detectors inside the structure for additional safety. Carbon Monoxide detectors installed inside structure.

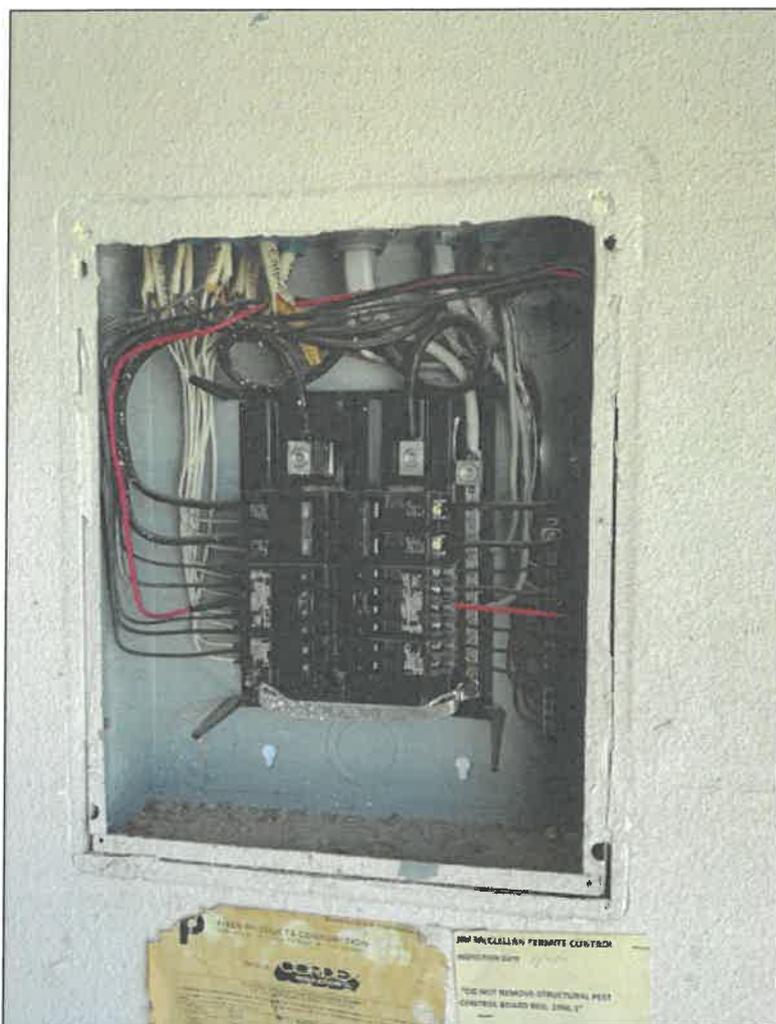
Section Photos



1.1 Item 1(Picture) Electrical main panel



1.1 Item 2(Picture) exterior weather cover for the main electrical panel breaker is missing/broken



1.1 Item 3(Picture) Electrical sub panel

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior 

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding: Wood Siding	Exterior Entry Doors: Satisfactory	Driveway: Asphalt
Trim: Wood		

Items

2.0 Exterior Wall Material and Trim

Comments: Inspected

2.1 Doors (Exterior)

Comments: Repair or Replace

 (1) **The exterior entry door hinges are installed incorrectly, they have been installed on the exterior of the structure. These hinges need to be installed inside the structure for safety reasons. The inspector recommends consulting with a qualified tradesman for proper installation of the hinges for safety reasons.**

 (2) There is a gap around the exterior entry door when closed. Recommend installing weather stripping. Recommend repairs by a qualified tradesman.

2.2 Windows

Comments: Repair or Replace

 There are dual pane windows that have failed seals and were fogged or had other signs of failure inside the structure. Additional windows may have failed but may not be visible at the time of inspection. The inspector recommends all windows be further reviewed by a qualified window contractor.

2.3 Balconies, Steps, Porches, Driveway, Walkway.

Comments: Repair or Replace

 **There are raised/settled areas of concrete walkways around the structure. These areas are a trip hazard and should be repaired for safety reasons.**

2.4 Vegetation, Grading, Drainage, Gutters, Downspouts

Comments: Inspected

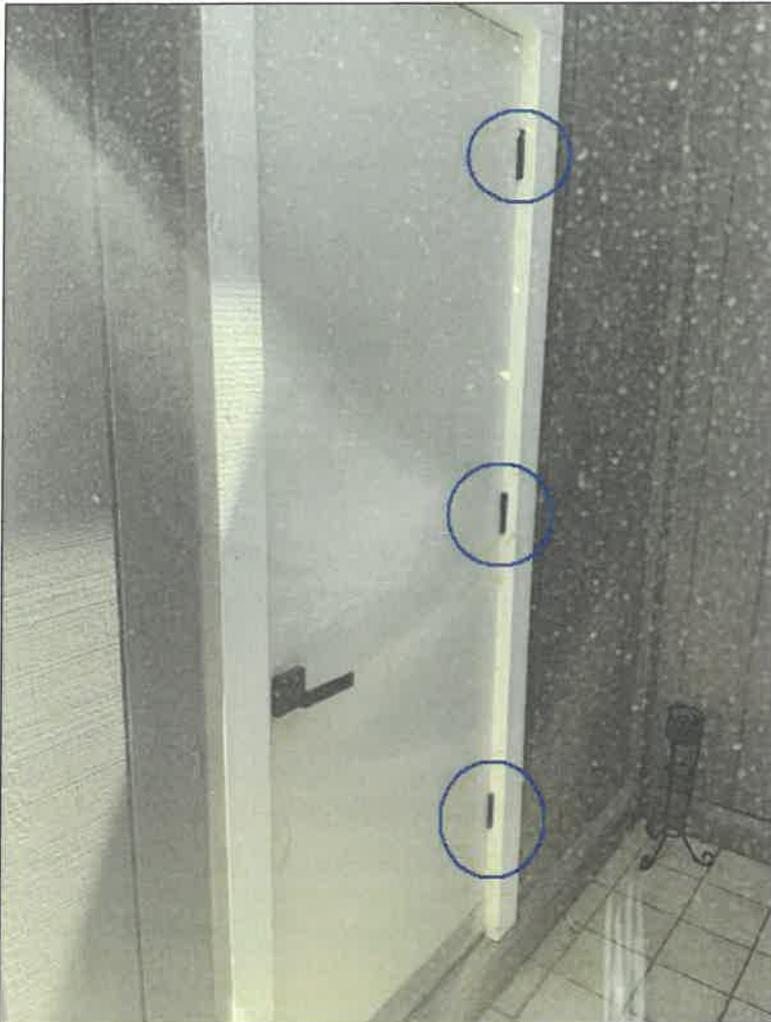
There is debris in the gutters. This could allow moisture damage to the rafters and roof sheathing if not cleaned out. The inspector recommends consulting with a qualified tradesman for further evaluation of the gutter and downspout system.

There are sloping areas of the landscape. The inspector recommends sloping the landscape away from the structure to prevent possible moisture damage/erosion to the foundation concrete.

2.5 Eaves, Soffits and Fascias

Comments: Inspected

Section Photos



2.1 Item 1(Picture) exterior entry door hinges are installed incorrectly, they have been installed on the exterior of the structure



2.3 Item 1(Picture) Trip hazard

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

<p>Garage Door Type: Double Car</p>	<p>Garage Door Material: Metal Rollup</p>	<p>Auto-opener Manufacturer: LIFT-MASTER</p>
<p>Garage Firewall/Ceiling: Fire Rated Sheetrock Holes/Gaps</p>	<p>Attic Ladder/Access: No</p>	<p>Door to Living Space: Door Not Self Closing/Latching</p>
<p>Garage floor: Common cracks Stored items</p>		

Items

3.0 Garage Ceilings

Comments: Inspected
 There are stains in the garage ceiling. These stains were tested with a moisture meter and found to be dry at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

3.1 Garage Walls

Comments: Repair or Replace

 (1) There are stored items in the garage that prevent the inspector from inspecting the entire garage. The inspector recommends doing a thorough walk-thru before the close of escrow.

There are stains in the garage sheetrock. These stains were tested with a moisture meter and found to be dry at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

 (2) **There are patches in the garage firewall. These patches were not identified as fire rated sheetrock. The inspector recommends consulting with the seller for more information.**

There are holes/gaps in the garage firewall. This is a void in the firewall protection. These areas should be properly repaired for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

3.2 Garage Floor

Comments: Inspected
 Stored items in garage prevented full inspection of the garage area.

Normal movement cracks inside the garage.

3.3 Garage Door (s)

Comments: Inspected

3.4 Occupant Door (from garage to inside of home)

Comments: Repair or Replace

 **The door from the garage to the living space does not properly close/latch at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. This door needs to close and latch by itself for safety reasons.**

There is a gap at the bottom of the house/garage door. This gap should be eliminated for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs/replacement.

3.5 Garage Door Openers

Comments: Inspected

The garage door opener(s) operated properly at the time of inspection.

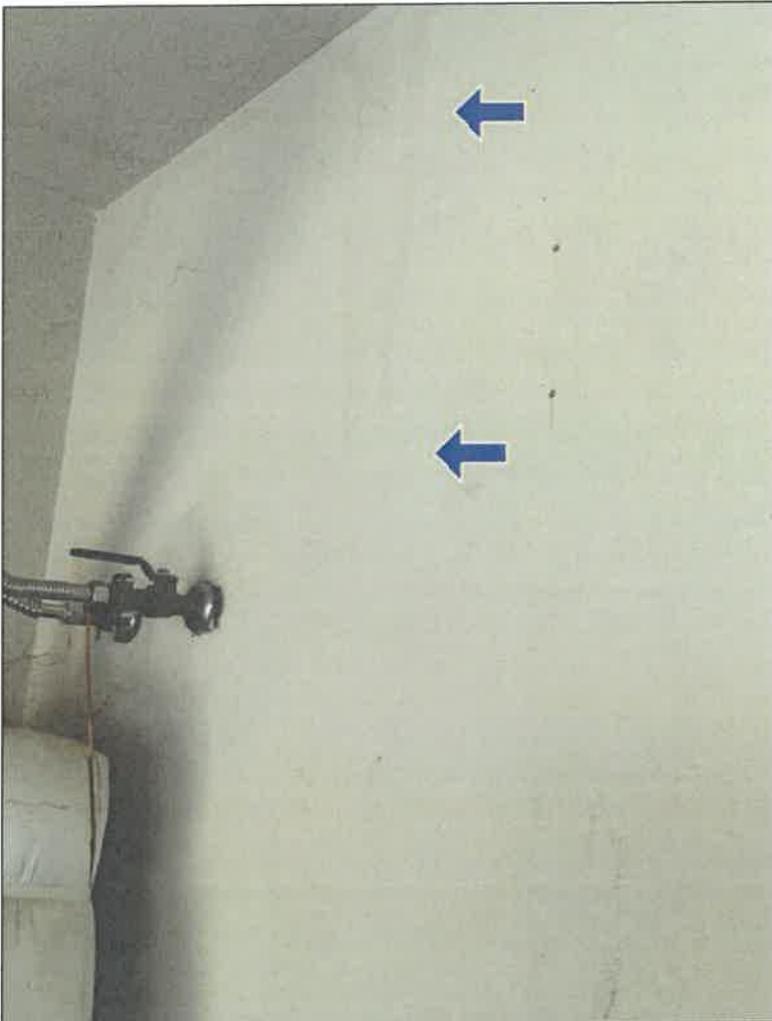
Section Photos



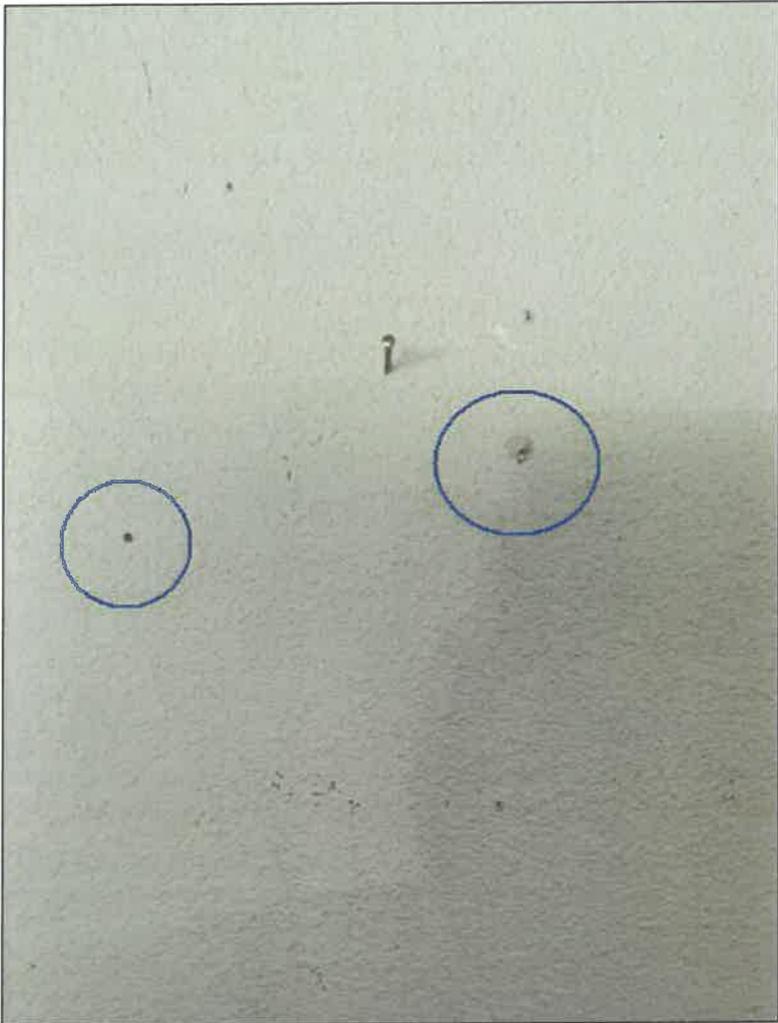
3.0 Item 1(Picture) Stains in the garage ceiling



3.1 Item 1(Picture) Stored items in the garage



3.1 Item 2(Picture) Stains in the garage walls



3.1 Item 3(Picture) Holes/gaps garage firewall



3.1 Item 4(Picture) Patches to the garage firewall

4. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

<p>Dishwasher Brand: GENERAL ELECTRIC</p>	<p>Disposer Brand: IN SINK ERATOR</p>	<p>Stove/Oven: GE</p>
<p>Built in Microwave: GENERAL ELECTRIC</p>		

Items

4.0 Dishwasher

Comments: Inspected
Dishwasher operated satisfactory at the time of inspection. Air gap correctly installed.

4.1 Ranges/Ovens/Cooktops

Comments: Inspected
The stove top burners and oven operated properly at the time of inspection.

4.3 Food Waste Disposer

Comments: Inspected
Disposal operated properly.

4.4 Microwave

Comments: Inspected
The microwave oven was tested and operated properly at the time of inspection.

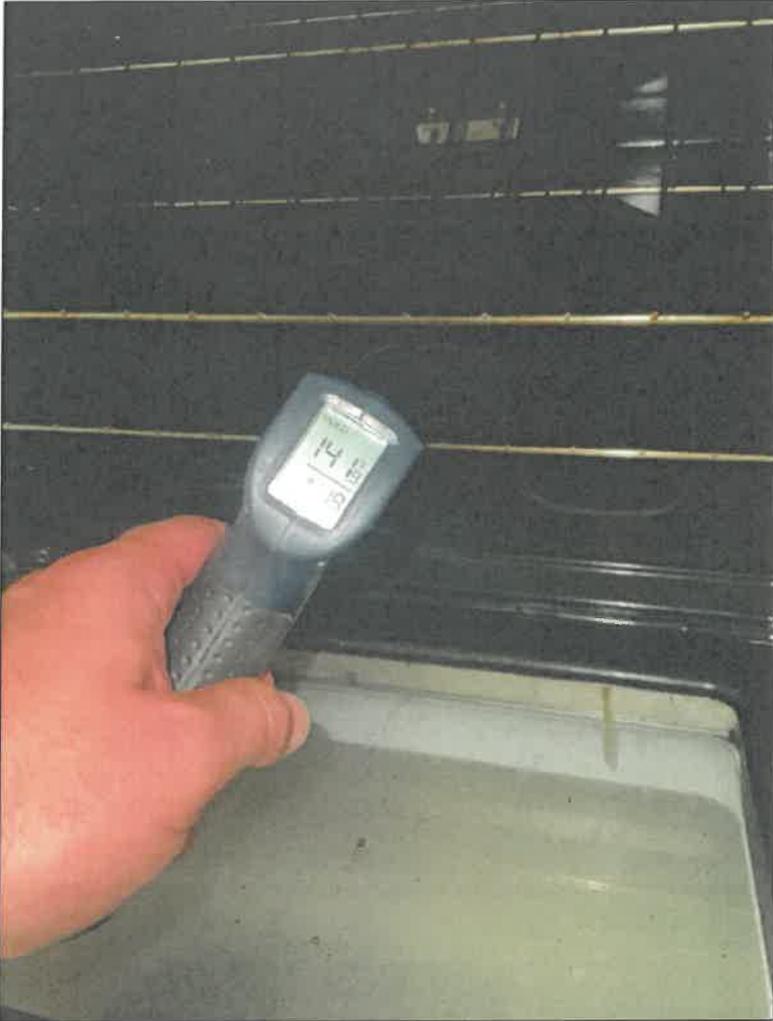
4.5 Kitchen Sink

Comments: Inspected
The kitchen sink faucet is serviceable.

Section Photos



4.1 Item 1(Picture) Stove top operating



4.1 Item 2(Picture) Oven operating

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Interior Doors:

Wood

Window Types:

Dual Pane Metal

Cabinetry:

Wood

Kitchen Countertop:

Quartz

Laundry Room:

Satisfactory

Items

5.0 Ceilings

Comments: Inspected

Normal movement cracks inside structure.

5.1 Walls

Comments: Inspected

Furnishings prevent full inspection of the walls and related items.

5.2 Floors

Comments: Inspected

There are sloping floors inside this structure. This is common for structures of this age. For further evaluation, please contact a qualified tradesman.

5.4 Counters and Cabinets (representative number)

Comments: Inspected

5.5 Doors (representative number)

Comments: Inspected

Interior doors operated correctly at the time of inspection.

5.6 Windows (representative number)

Comments: Inspected

The representative amount of windows appeared to be serviceable.

5.7 Laundry Area

Comments: Inspected

The laundry area appears serviceable. The inspector recommends cleaning the dryer ducting at move-in and every 2 years thereafter. Dirty dryer ducting is a major cause of household fires. Recommend consulting with a qualified tradesman for further evaluation and cleaning.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathrooms

Styles & Materials

Floors:

Satisfactory

Toilets:

Loose On Floor

Sink:

Satisfactory

Tubs/Showers:

Enclosure Cracked/Damaged

Items

6.0 Floors

Comments: Inspected

6.1 Toilets

Comments: Repair or Replace



The toilet in the hallway bathroom is loose on the floor. The inspector recommends consulting with a qualified tradesman for repairs. Recommend review of the most current pest report.

The toilet in the master bathroom is loose on the floor. The inspector recommends consulting with a qualified tradesman for repairs. Recommend review of the most current pest report.

6.2 Sinks

Comments: Inspected

6.3 Tubs/Showers

Comments: Repair or Replace



The hallway bathroom tub spout and on/off valve is loose in the wall behind the enclosure. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

The tub spout in the hallway bathroom needs caulking at the base to prevent possible moisture intrusion. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

There are cracks inside the master shower enclosure. The inspector recommends review of the most current pest report. Recommend consulting with a qualified tradesman for repairs.

Section Photos



6.3 Item 1(Picture) cracks inside the master shower enclosure

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Not Fully Visible	Plumbing Water Distribution (inside home): Not fully visible
Plumbing Waste: ABS Not Fully Visible	Water Heater Power Source: Natural Gas	Water Heater Location: Garage
Water Heater Capacity: Not Visible	Water Heater: Satisfactory	

Items

7.0 Plumbing Drains

Comments: Inspected

Waste lines and vent systems appeared serviceable at the time of inspection. Some of the waste lines are not fully visible at the time of inspection.

Due to the age of the structure, the inspector recommends having a sewer lateral performed to inspect all drain lines. Recommend further evaluation and repairs of drain lines by a qualified tradesman.

7.1 Plumbing Water Supply and Fixtures

Comments: Inspected

(1) **The inspector does not verify if water conservation/low flow fixtures and toilets have been installed inside this structure. The inspector recommends consulting with the seller for information on fixtures/toilets that have been installed. The inspector consulting with the local jurisdiction for more information on water conservation low flow requirements.**

(2) Supply lines for this structure appear serviceable at the time of inspection. Some of the supply lines are not visible for inspection.

7.2 Hot Water Heater

Comments: Inspected

Water heater appears serviceable. Average life of a gas water heater is 8-12 years. The inspector recommends draining the water heater at move-in and once a year. When replacing a water heater, a permit should be pulled and installation should be performed by a licensed tradesman.

7.3 Main Water Shut-off

Comments: Inspected

The main shut off is located on the exterior. Water pressure is approx. 55 LBS when taken at the main spigot.

7.4 Main Fuel Shut-off

Comments: Inspected

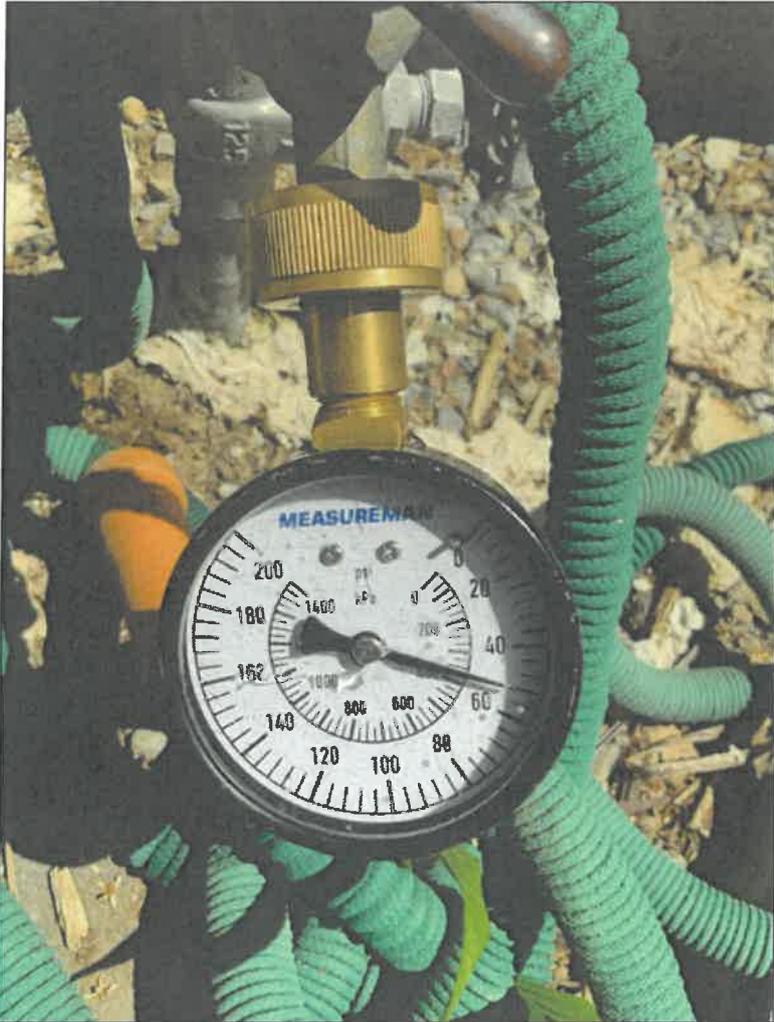
The main fuel shut off is at gas meter outside. The inspector recommends purchasing a manual gas shut off wrench and attaching it the the gas meter with string or wire for additional safety.

An automatic (seismic) gas shut-off valve is installed at the main gas meter. The inspector recommends purchasing a manual gas shut off wrench and attaching it the the gas meter with string or wire for additional safety.

Section Photos



7.2 Item 1(Picture) Hot water temperature



7.3 Item 1(Picture) Water pressure is approx. 55 LBS when taken at the main spigot.



7.4 Item 1(Picture) automatic (seismic) gas shut-off valve

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air Furnace	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Ductwork: Not Visible	Filter Type: Disposable	Types of Fireplaces: Wood Burning
Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One		

Items

8.0 Heating Equipment

Comments: Inspected

8.1 Thermostats

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Air Conditioning Unit(s)

Comments: Inspected

Temperature differential is correct for air conditioning.

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

Temperature at registers.

8.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

The fireplace appeared to be satisfactory. Due to the age of the structure, the inspector recommends consulting with a qualified tradesman for further evaluation and normal service of the fireplace and related items.

8.6 Presence of Installed Cooling Source in Each Room

Comments: Inspected

Temperature at registers.

Section Photos



8.4 Item 1(Picture) Heat temperature



8.6 Item 1(Picture) Air temperature

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Poured concrete</p>	<p>Method used to observe Crawlspace: Crawled Debris</p>	<p>Floor Structure: Wood Joists</p>
<p>Wall Structure: Wood</p>	<p>Columns or Piers: Concrete piers Adjustable screw jacks</p>	<p>Ceiling Structure: Joists</p>
<p>Roof Structure: Truss System</p>	<p>Method used to observe attic: From entry</p>	

Items

9.0 Foundation, Crawl Space

Comments: Repair or Replace

 There is construction debris in the crawlspace under the home. Debris/scrap is a food source for wood destroying organisms and should be removed. Recommend review of the most current pest report.

There are cracks in the concrete foundation. The inspector recommends consulting with a qualified tradesman for further evaluation of the foundation and repairs.

White efflorescence (powder substance) on concrete indicates moisture is in contact with the foundation. This does not necessarily indicate that intrusion/erosion will occur. The inspector recommends checking the exterior drainage slope, gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes.

There are anchor bolts installed to the foundation around the structure.

9.2 Columns or Piers

Comments: Repair or Replace

 The floor joists for this structure are supported by adjustable metal screw jacks. These screw jacks are made of metal and do require periodic maintenance to prevent rust and damage. The screw jacks for this structure are rusty/corroded and damaged. The inspector recommends consulting with a qualified tradesman for further evaluation of the screw jacks and needed repairs/replacement.

9.3 Floors (Structural)

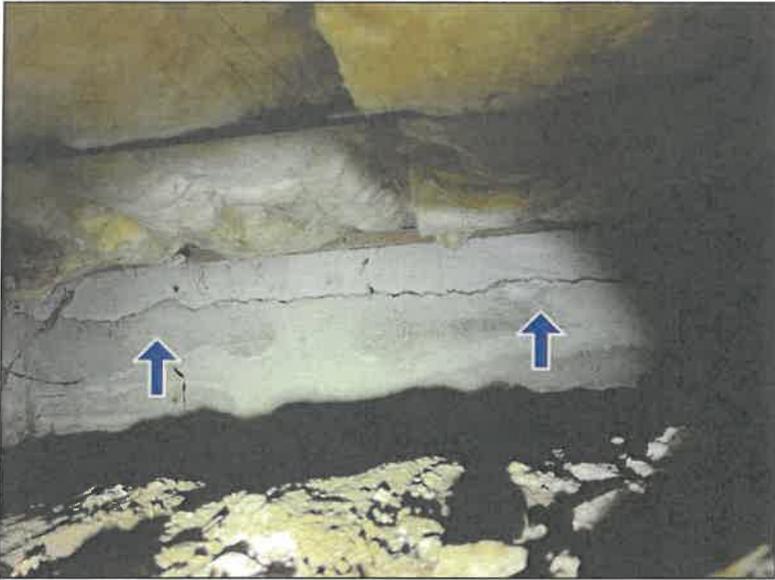
Comments: Repair or Replace

 There are stains to the wood members in the crawl space. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.

9.5 Roof Structure and Attic

Comments: Inspected

Section Photos



9.0 Item 1(Picture) Cracks to the foundation



9.0 Item 2(Picture) Cracks to the foundation



9.2 Item 1(Picture) screw jacks for this structure are rusty/corroded and damaged

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Items

10.0 Roof Coverings

Comments: Not Inspected

Due to the height of the structure, the inspector was unable to inspect the entire roof. The inspector recommends consulting with a qualified tradesman for further evaluation of the roofing system.

10.1 Flashings

Comments: Not Inspected

10.2 Skylights and Roof Penetrations

Comments: Not Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

<p>Ventilation: Satisfactory</p> <p>Dryer Power Source: Gas Connection 220 Electric</p>	<p>Attic Insulation: SATISFACTORY</p> <p>Dryer Vent: Not Visible</p>	<p>Exhaust Fans: Satisfactory</p>
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Items

11.0 Insulation in Attic

Comments: Inspected
Attic insulation appears satisfactory.

11.1 Insulation Under Floor System

Comments: Repair or Replace

 There is insulation in the crawl space that has fallen on the ground. This can become a food source for pests. The inspector recommends removing the insulation or re-installing in the correct location. Recommend review of the most current pest report.

11.2 Ventilation of Attic/Foundation Areas

Comments: Inspected

11.3 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

A major cause of household fires is clogged dryer ducting. Lint is extremely flammable. The inspector recommends having the dryer ducting cleaned at move in and every 2 years afterwards. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



P.O. Box 1537
Discovery Bay Ca 94505
925-580-6444
brendanmann88@yahoo.com

Customer
David Eplin

Address
2073 Sand Point Road
Discovery Bay CA 94505

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

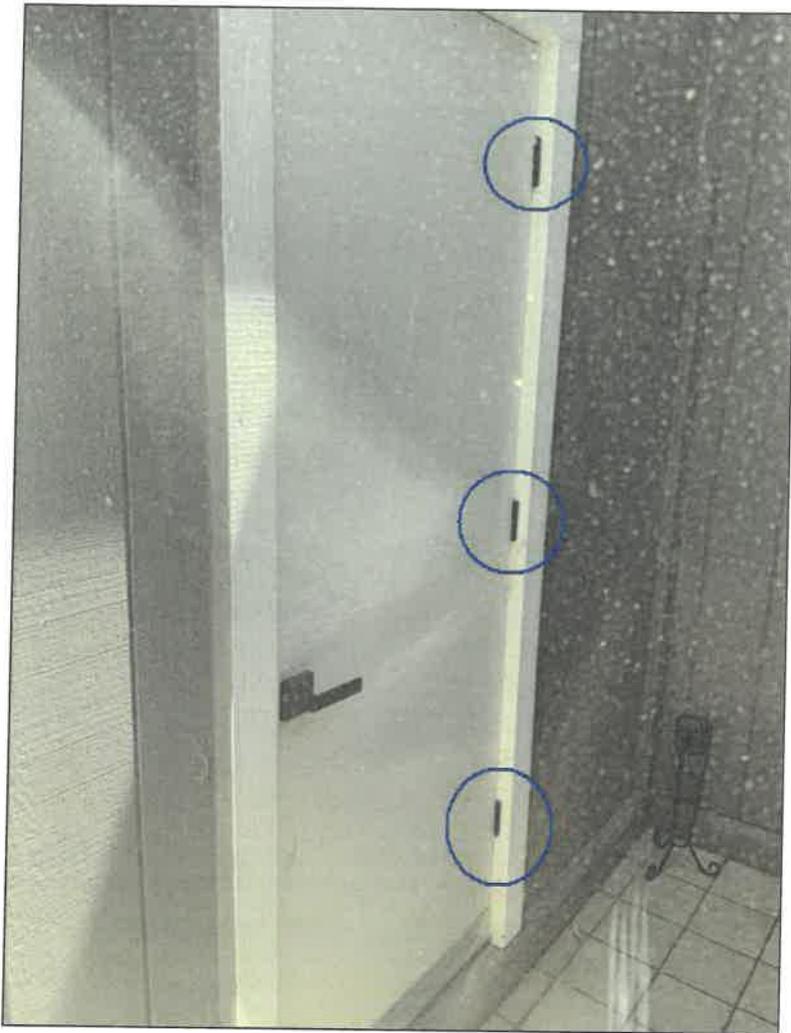


2.1 Doors (Exterior)

Repair or Replace



(1) **The exterior entry door hinges are installed incorrectly, they have been installed on the exterior of the structure. These hinges need to be installed inside the structure for safety reasons. The inspector recommends consulting with a qualified tradesman for proper installation of the hinges for safety reasons.**



2.1 Item 1(Picture) exterior entry door hinges are installed incorrectly, they have been installed on the exterior of the structure



(2) There is a gap around the exterior entry door when closed. Recommend installing weather stripping. Recommend repairs by a qualified tradesman.

2.2 Windows

Repair or Replace



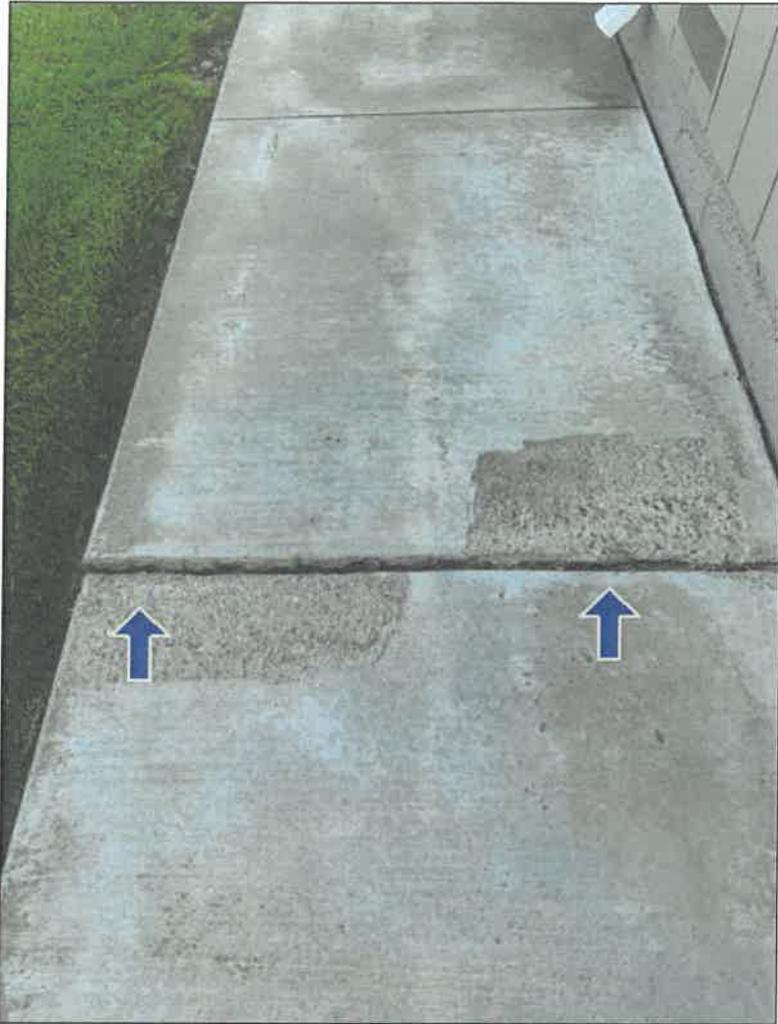
There are dual pane windows that have failed seals and were fogged or had other signs of failure inside the structure. Additional windows may have failed but may not be visible at the time of inspection. The inspector recommends all windows be further reviewed by a qualified window contractor.

2.3 Balconies, Steps, Porches, Driveway, Walkway.

Repair or Replace



There are raised/settled areas of concrete walkways around the structure. These areas are a trip hazard and should be repaired for safety reasons.



2.3 Item 1(Picture) Trip hazard

3. Garage

3.1 Garage Walls

Repair or Replace

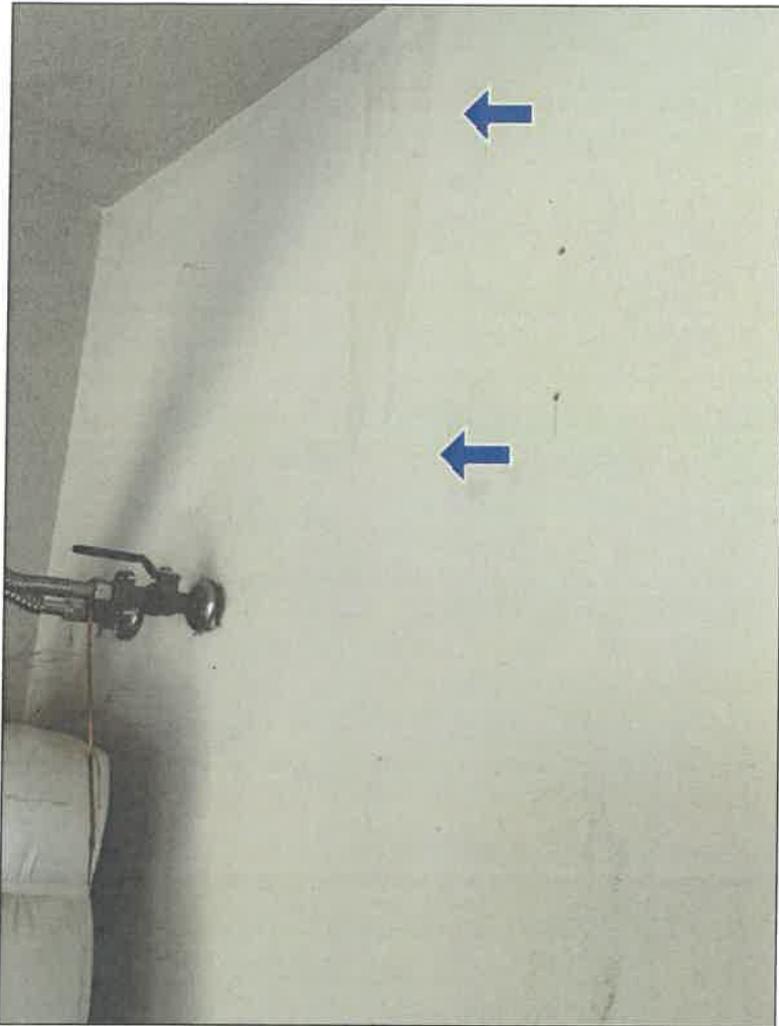


(1) There are stored items in the garage that prevent the inspector from inspecting the entire garage. The inspector recommends doing a thorough walk-thru before the close of escrow.

There are stains in the garage sheetrock. These stains were tested with a moisture meter and found to be dry at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.



3.1 Item 1(Picture) Stored items in the garage

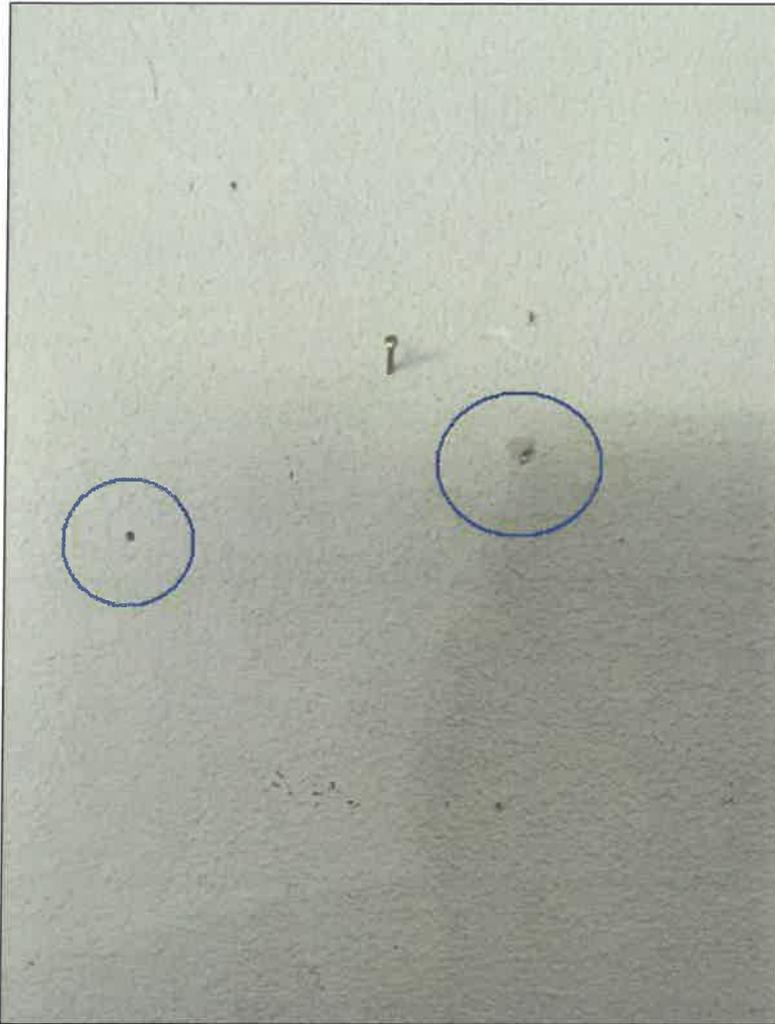


3.1 Item 2(Picture) Stains in the garage walls



(2) There are patches in the garage firewall. These patches were not identified as fire rated sheetrock. The inspector recommends consulting with the seller for more information.

There are holes/gaps in the garage firewall. This is a void in the firewall protection. These areas should be properly repaired for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.



3.1 Item 3(Picture) Holes/gaps garage firewall



3.1 Item 4(Picture) Patches to the garage firewall

3.4 Occupant Door (from garage to inside of home)

Repair or Replace



The door from the garage to the living space does not properly close/latch at the time of inspection. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. This door needs to close and latch by itself for safety reasons.

There is a gap at the bottom of the house/garage door. This gap should be eliminated for safety reasons. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs/replacement.

6. Bathrooms

6.1 Toilets

Repair or Replace



The toilet in the hallway bathroom is loose on the floor. The inspector recommends consulting with a qualified tradesman for repairs. Recommend review of the most current pest report.

The toilet in the master bathroom is loose on the floor. The inspector recommends consulting with a qualified tradesman for repairs. Recommend review of the most current pest report.

6.3 Tubs/showers

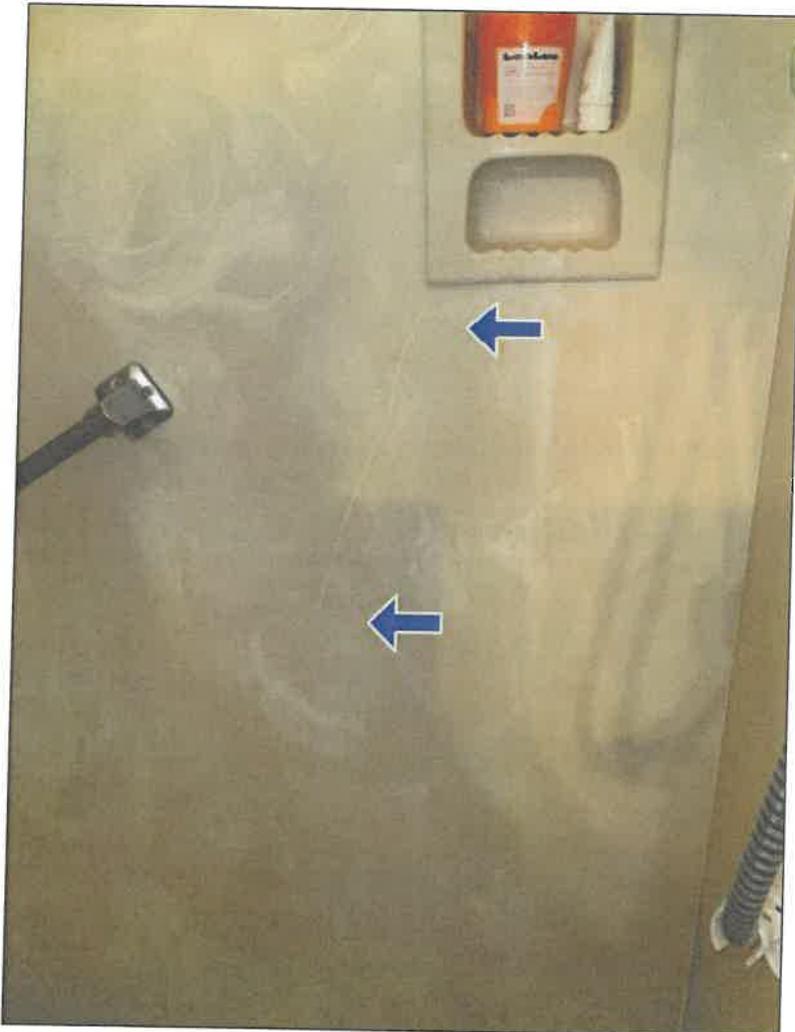
Repair or Replace



The hallway bathroom tub spout and on/off valve is loose in the wall behind the enclosure. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

The tub spout in the hallway bathroom needs caulking at the base to prevent possible moisture intrusion. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs.

There are cracks inside the master shower enclosure. The inspector recommends review of the most current pest report. Recommend consulting with a qualified tradesman for repairs.



6.3 Item 1(Picture) cracks inside the master shower enclosure

9. Structural Components

9.0 Foundation, Crawl Space

Repair or Replace

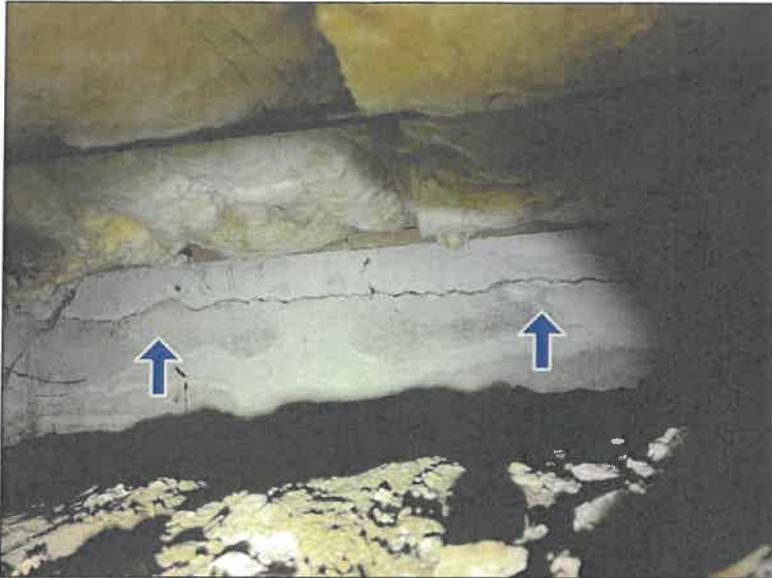


There is construction debris in the crawlspace under the home. Debris/scrap is a food source for wood destroying organisms and should be removed. Recommend review of the most current pest report.

There are cracks in the concrete foundation. The inspector recommends consulting with a qualified tradesman for further evaluation of the foundation and repairs.

White efflorescence (powder substance) on concrete indicates moisture is in contact with the foundation. This does not necessarily indicate that intrusion/erosion will occur. The inspector recommends checking the exterior drainage slope, gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes.

There are anchor bolts installed to the foundation around the structure.



9.0 Item 1(Picture) Cracks to the foundation



9.0 Item 2(Picture) Cracks to the foundation

9.2 Columns or Piers

Repair or Replace



The floor joists for this structure are supported by adjustable metal screw jacks. These screw jacks are made of metal and do require periodic maintenance to prevent rust and damage. The screw jacks for this structure are rusty/ corroded and damaged. The inspector recommends consulting with a qualified tradesman for further evaluation of the screw jacks and needed repairs/replacement.



9.2 Item 1(Picture) screw jacks for this structure are rusty/corroded and damaged

9.3 Floors (Structural)

Repair or Replace



There are stains to the wood members in the crawl space. The inspector recommends consulting with a qualified tradesman for further evaluation and repairs. The inspector recommends review of the most current pest report.

11. Insulation and Ventilation

11.1 Insulation Under Floor System

Repair or Replace



There is insulation in the crawl space that has fallen on the ground. This can become a food source for pests. The inspector recommends removing the insulation or re-installing in the correct location. Recommend review of the most current pest report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic

items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Brendan Mann



INVOICE

Elite Home Inspection
 P.O. Box 1537
 Discovery Bay Ca 94505
 925-580-6444
 brendanmann88@yahoo.com
 Inspected By: Brendan Mann

Inspection Date: 8/15/2023
 Report ID: 2073 Sand Point Road

Customer Info:	Inspection Property:
David Eplin	2073 Sand Point Road Discovery Bay CA 94505
Customer's Real Estate Professional: Mike Ahern Coldwell Banker	

Inspection Fee:

Service	Price	Amount	Sub-Total
Full Home Inspection	525.00	1	525.00
			Tax \$0.00
			Total Price \$525.00

Payment Method: Zelle
Payment Status: Paid
Note: Thank You

ELITE HOME INSEPTION

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 2073 Sand Point Road Discovery Bay CA 94505

Inspection Fee: \$ 525.00

1. Client requests a visual inspection of the structure identified at the above address by Elite Home Inspection hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

3. CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

5. SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be

discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement. (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Elite Home Inspection

Ep

Dated _____ **Signature of Client** _____
(One signature binds all)

Printed Name of Client: _____

Dated _____ For the Company ELITE HOME INSPECTION

