



HOME INSPECTION REPORT



PROPERTY ADDRESS
36305 Colbert Place, Newark

ORDERED BY
Ron Garcia, Alta Vista Realty

REPORT NUMBER
668218

DATE OF INSPECTION
December 6, 2025

INSPECTOR
Zachary Newell

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

Table of Contents

Report Overview	3
Structure	11
Roofing	12
Exterior	13
Electrical	15
Heating System	17
Cooling/Heat Pump System	18
Insulation/Ventilation	19
Plumbing	20
Interior	22
Photographs	25

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 1962. 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. Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 31)

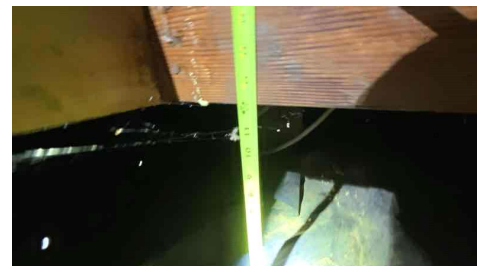


Photo 31

Roofing

2. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 1)
3. Loose downspouts at the rear corner should be repaired or replaced. (See Photo 11)

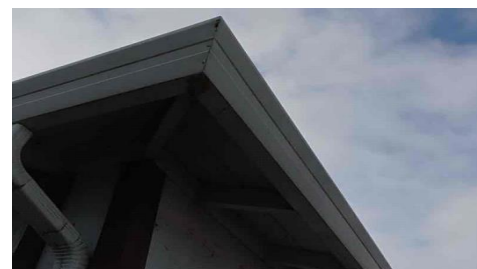


Photo 01



Photo 11

Exterior

4. The 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 4)



Photo 04

5. 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 18)



Photo 18

6. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 15)



Photo 15

7. Cracked or broken exterior window glass at the left side should be replaced. (See Photo 8)



Photo 08

8. Water damage was noted at the rear door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 5)



Photo 05

9. 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 3)



Photo 03

Exterior

10. Water damage was observed to the roof eaves/sheathing at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 12)



Photo 12

11. Water damage was observed to the rafters at the front and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 9) (See Photo 14)



Photo 02

12. Localized damage and/or large stucco cracks at the rear corner should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 10)



Photo 10

13. The fence is in satisfactory condition, however one or more fence posts are loose at the rear. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary. (See Photo 13)



Photo 13

Electrical

14. The main electric panel cover plate sometimes called the "Dead Front" is missing. It should be replaced. (See Illustration 4S) (See Photo 6)



Photo 06

Heating System

15. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 24)



Photo 24

16. The heat exchanger is rusted, streaked and worn where visible from the exterior. These conditions indicate that it is at or near the end of its service life. We recommend inspections of the unit by the local utility company or a licensed heating contractor, to determine if repairs or replacement is necessary. (See Photo 23)



Photo 23

17. The heating systems energy source was shut off and the system was not operational at the time of our inspection. We cannot offer opinions about system performance or general state or repair. We recommend inspection by a licensed HVAC contractor when service has been restored. (See Photo 25)



Photo 25

18. One or more of the heating ducts have come apart at the attic. This will allow conditioned air into surrounding area. We recommend they be repaired and secured. (See Photo 34)



Photo 34

Plumbing

19. The gas line/connector at the furnace is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards. (See Photo 24)



Photo 24

Plumbing

20. There was an uncapped gas line noted at the garage. If it is not going to be used we recommend the line be capped. (See Photo 19)



Photo 19

21. Leakage was noted at the kitchen faucet and/or handle. We recommend all leaks be repaired. (See Photo 20)



Photo 20

22. There is evidence of heavy corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the left side. This section of piping should be replaced as necessary. (See Photo 7)



Photo 07

23. The laundry standpipe and/or trap is configured improperly or is missing. This is not an approved configuration and is considered a significant defect and potential safety hazard. We recommend an approved standpipe that is two inches in diameter and drain trap be installed. (See Illustration 8D) (See Photo 16)



Photo 16

Interior

24. The wall at the garage shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 17)



Photo 17

Interior

25. The faucet handles at the hall bathtub are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 28)



Photo 28

26. The height or size of the window in the bedroom does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms. (See Photo 21)



Photo 21

27. The burner of the oven was inoperable or missing at the rear left. All missing, damaged or inoperable burner elements should be repaired or replaced as necessary by a qualified appliance technician. (See Photo 35)



Photo 35

28. The base and/or side of the master bathroom cabinet sink shelf is deteriorated. We recommend the advice and services of a licensed pest control operator for investigation and possible repair of this condition. (See Photo 30)

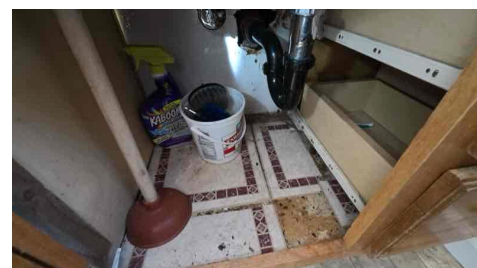


Photo 30

29. Evidence of water damage at the master bathroom floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 29)



Photo 29

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

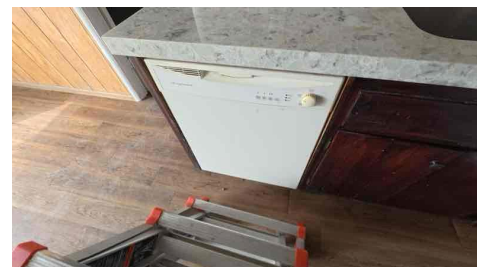


Photo 36

Interior

31. 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. (See Photo 27)



Photo 27

32. Damaged, splitting or cracking was noted at the furnace closet door. We recommend it be repaired or replaced for cosmetic consideration and ease of use. (See Photo 22)



Photo 22

33. The wall trim and/or baseboard at the master bathroom was observed to be water damaged. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 29)

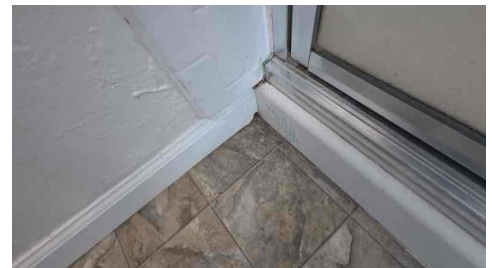


Photo 29

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. (See Photo 27)

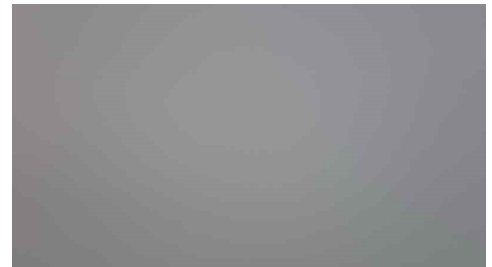


Photo 27

35. Evidence of vermin activity was observed within the structure. 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.



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: Garage • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Unknown/Inaccessible (Not Inspected)
Crawlspace/Basement (Access)	• Location: Closet
Foundation	• Concrete Block Perimeter

COMMENTS:

Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 31)

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

1. Evidence of past repairs and/or modifications have been made to the roof structure. The owner should be consulted for further information regarding any repairs or remodeling work, and any permits that were required, obtained and completed. (See Photo 33)
2. A vapor barrier was present at the time of inspection in the crawlspace and/or basement area. Installation of this barrier is typically done to aid in preventing damage to wood members from excessive moisture conditions. Inspection of the vapor barrier and its installation is beyond the scope of this inspection. The owner or interested parties should consult a licensed soils and drainage specialist for further information.

LIMITATIONS:

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

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

COMMENTS:

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

- ! 1. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 1)
- ! 2. Loose downspouts at the rear corner should be repaired or replaced. (See Photo 11)
3. 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.
4. The gutter at the rear is cosmetically dented. This does not affect the function of the gutter/downspout system and repair is optional.

LIMITATIONS:

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

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

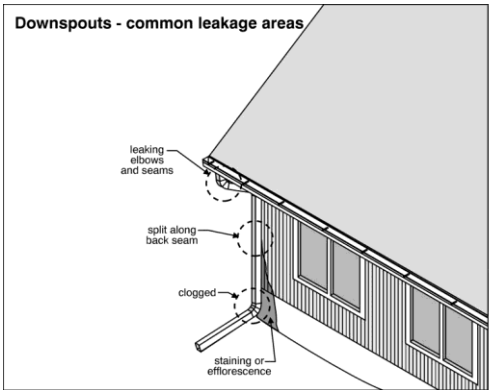


Illustration 2D

Exterior

ITEM DESCRIPTIONS:

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

COMMENTS:

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

- ! 1. The 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 4)
- ! 2. 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 18)
- ! 3. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 15)
- ! 4. Cracked or broken exterior window glass at the left side should be replaced. (See Photo 8)
- ! 5. Water damage was noted at the rear door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 5)
- ! 6. 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 3)
- ! 7. Water damage was observed to the roof eaves/sheathing at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 12)
- ! 8. Water damage was observed to the rafters at the front and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 9) (See Photo 14)
- ! 9. Localized damage and/or large stucco cracks at the rear corner should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 10)
- ! 10. The fence is in satisfactory condition, however one or more fence posts are loose at the rear. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary. (See Photo 13)
11. The sheathing boards are punctured by roofing nails. This condition indicates careless installation of the roof but is generally only a cosmetic issue. No action is required.
12. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
13. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
14. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.

15. The sliding glass door is not properly installed. The sliding section of the door is installed on the exterior and can be removed from the outside. We recommend it be properly installed and weather stripped.

MAINTENANCE ITEMS & GENERAL INFORMATION

16. 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.

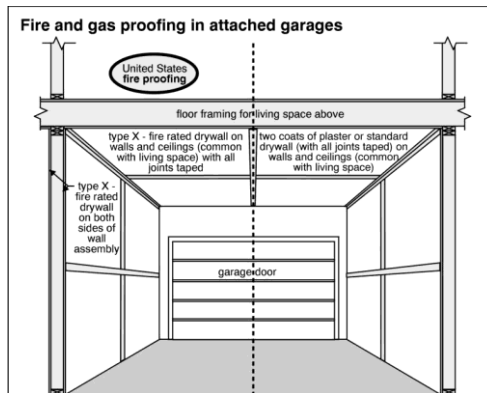


Illustration 3A

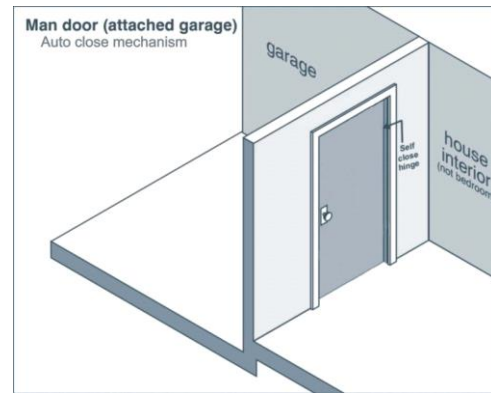


Illustration 3G

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Unknown/Inaccessible (Not Inspected)
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Side • Panel Rating (Amps): Unknown
Branch/Auxiliary Panel	• Breakers • Location: Garage • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom

COMMENTS:

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

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 main electric panel cover plate sometimes called the "Dead Front" is missing. It should be replaced. (See Illustration 4S) (See Photo 6)
2. The light at the hallway appears to flicker or malfunction when in operation. We recommend the services of a licensed electrician. (See Photo 26)
3. The main electrical panel was noted to have a birds nest inside. This is a potential safety issue. We recommend the services of the appropriate trades. (See Photo 6)
4. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.

MAINTENANCE ITEMS & GENERAL INFORMATION

5. 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

6. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
7. 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.

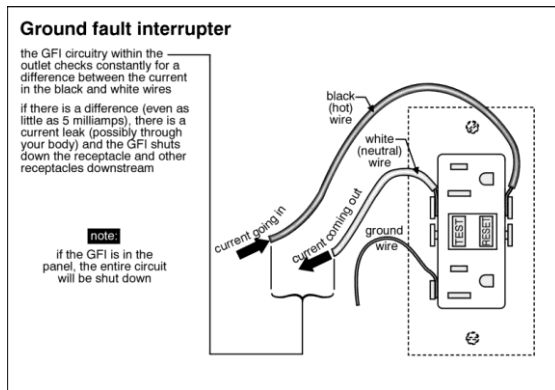


Illustration 4L

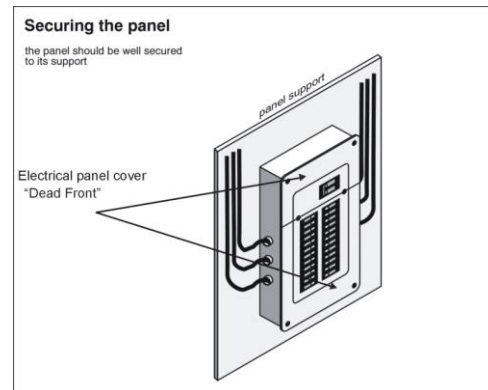


Illustration 4S

Heating System

ITEM DESCRIPTIONS:

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

COMMENTS:

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

The heating systems energy source was shut off and the system was not operational at the time of our inspection. We cannot offer opinions about system performance or general state or repair. We recommend inspection by a licensed HVAC contractor when service has been restored. (See Photo 25)

We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

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

- ! 1. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace. (See Photo 24)
- ! 2. The heat exchanger is rusted, streaked and worn where visible from the exterior. These conditions indicate that it is at or near the end of its service life. We recommend inspections of the unit by the local utility company or a licensed heating contractor, to determine if repairs or replacement is necessary. (See Photo 23)
- ! 3. One or more of the heating ducts have come apart at the attic. This will allow conditioned air into surrounding area. We recommend they be repaired and secured. (See Photo 34)

MAINTENANCE ITEMS & GENERAL INFORMATION

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

LIMITATIONS:

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

- As per ASH1 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 ASH1 standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Cooling System • None

COMMENTS:

LIMITATIONS:

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

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 4-6
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Unknown/Inaccessible (Not Inspected)
Attic/Roof Ventilation	• Soffit vents
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

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

1. The attic fiberglass insulation has been installed backwards. We recommend consideration be given to reinstalling the insulation with the moisture barrier against the living space. (See Photo 32)
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
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Bradford White • Capacity: 40 Gallons • Approximate Age (years): 8 • Gas • Location: Exterior Closet
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

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

- ! 1. The gas line/connector at the furnace is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards. (See Photo 24)
- ! 2. There was an uncapped gas line noted at the garage. If it is not going to be used we recommend the line be capped. (See Photo 19)
- ! 3. There is evidence of heavy corrosion and rust on the exterior of the exposed and accessible metal gas supply piping at the left side. This section of piping should be replaced as necessary. (See Photo 7)
4. The installation of a sediment trap at the water heater and furnace appliance gas line is recommended.
- ! 5. The laundry standpipe and/or trap is configured improperly or is missing. This is not an approved configuration and is considered a significant defect and potential safety hazard. We recommend an approved standpipe that is two inches in diameter and drain trap be installed. (See Illustration 8D) (See Photo 16)
- ! 6. Leakage was noted at the kitchen faucet and/or handle. We recommend all leaks be repaired. (See Photo 20)
7. When the faucets were run at the master bathroom a rusty discoloration was noted to the water. This is a sign that the interior of the metallic water lines are rusting. This is usually noted in areas where the faucets have not been used for some time. We recommend reading the other comments regarding metallic piping in this report.
8. The toilet at the hall bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)

MAINTENANCE ITEMS & GENERAL INFORMATION

9. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

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.

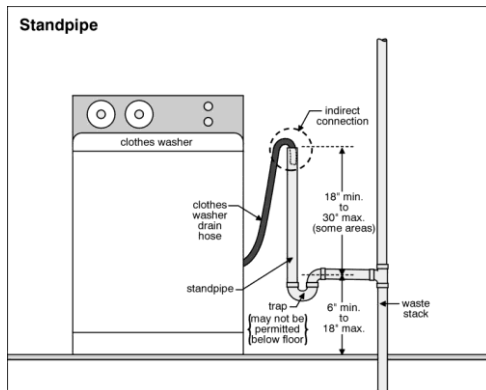


Illustration 8D

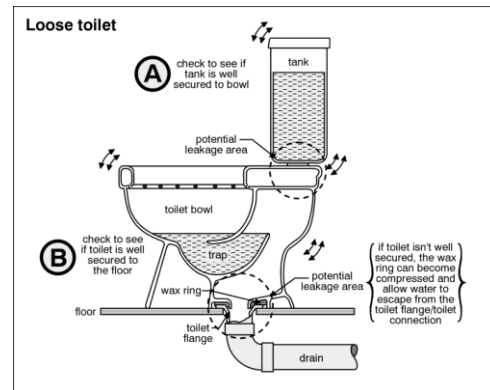


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Electric Range • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Vinyl • Laminate Flooring
Doors	• Hollow Core • Sliding
Window Style and Glazing	• Sliders • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• Masonry Fire Box
Cabinets/Countertops	• Wood • Solid Surface
Laundry Facilities/Hookup	• 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer
Other Components Inspected	• Smoke Detector

COMMENTS:

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

INTERIOR

- ! 1. The wall at the garage shows evidence of water damage. We recommend the services of a licensed structural pest control company for investigation. (See Photo 17)
- ! 2. The height or size of the window in the bedroom does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms. (See Photo 21)
- ! 3. 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. (See Photo 27)
- ! 4. Damaged, splitting or cracking was noted at the furnace closet door. We recommend it be repaired or replaced for cosmetic consideration and ease of use. (See Photo 22)
- ! 5. 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. (See Photo 27)
6. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
7. The ceiling at the garage, family room and various areas shows evidence of patching. The cause of this condition is unknown. It is recommended that the seller be consulted for an explanation.
8. Minor cracks and/or erosion of the rear wall of the fireplace are normal and should not be of a concern in the immediate future unless or until the bricks become deeply eroded or loose.
9. Cracks were observed in the rear left bedroom interior wall. This is a common occurrence and may result from normal building settlement or material movement over time. Cosmetic repairs can be performed as needed by a qualified contractor. However, if the cracks worsen, new cracks develop, or additional movement is observed, further evaluation by a structural professional is recommended to rule out any underlying structural concerns.
10. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all personal belongings and furniture be removed and these areas further inspected.
- ! 11. Evidence of vermin activity was observed within the structure. 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.

KITCHEN

- ! 12. The burner of the oven was inoperable or missing at the rear left. All missing, damaged or inoperable burner elements should be repaired or replaced as necessary by a qualified appliance technician. (See Photo 35)

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

BATHROOMS

- ! 14. The faucet handles at the hall bathtub are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 28)
- ! 15. The base and/or side of the master bathroom cabinet sink shelf is deteriorated. We recommend the advice and services of a licensed pest control operator for investigation and possible repair of this condition. (See Photo 30)
- ! 16. Evidence of water damage at the master bathroom floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 29)
- ! 17. The wall trim and/or baseboard at the master bathroom was observed to be water damaged. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 29)
18. The basin drain stopper at the hall bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement.
19. Cracked, deteriorated and/or missing caulk at the master bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
20. The window and sill of the hall bathtub 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.
21. The tub/shower enclosure wiper seal at the master bathroom is faulty, missing and/or improperly installed. We recommend it be repaired or replaced.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

22. 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.

23. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

KITCHEN

24. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

LIMITATIONS:

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

- 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.

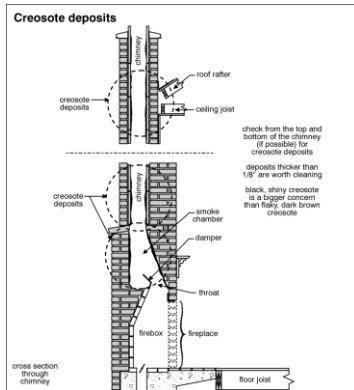


Illustration 9J

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

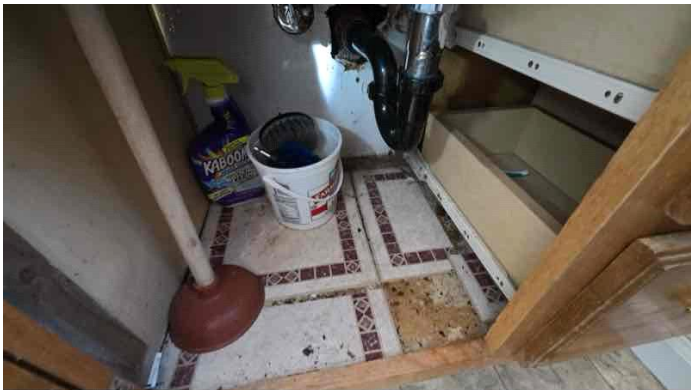


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

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 12/6/2025

Invoice No: 1167499P

Bill To:

Ron Garcia
Alta Vista Realty
2409 Covelite Way
Antioch, CA 94531

Property Information:

Address: 36305 Colbert Place
Newark CA, 94560
Report No: 668218TPR
Escrow#:

Billing Information:

12/6/2025	Home Inspection	\$835.00
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Total Due:	\$835.00
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DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks