



# Inspection Report

Martha Mikesell

**Property Address:**

8975 Alcosta Blvd

#104

San Ramon CA 94583



DB Standard Home Inspection

Steven Kuehl

db.skuehl@gmail.com

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## GENERAL INFO

### Property Address

8975 Alcosta Blvd  
#104  
San Ramon CA 94583

### Date of Inspection

8/26/2025

### Report ID

20250826-8975-Alcosta-Blvd

### Customer(s)

Martha Mikesell

### Time of Inspection

01:00 PM

### Real Estate Agent

Gina Bentley  
TSG Premier Realty

## INSPECTION DETAILS

### Type of building:

Upper level unit Condominium, One story

### Approximate date of original construction:

1974

### Occupancy:

Vacant

### In attendance:

Sellers Agent, Inspector

### Weather:

Clear

### Temperature:

Warm: between 65 and 85 degrees

### Front door roughly faces:

West

## COMMENT KEY & DEFINITIONS

**The Inspection and Report are conducted and prepared for the Customer as named above. It is recommended that Buyers of pre-inspected properties hire their own inspector and/or consult with this company for an inspection on their behalf prior to completing the purchase.**

### Comment Definitions

The following definitions of comment descriptions are used in this inspection report. All comments by the inspector should be considered BEFORE purchasing or selling this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further evaluation by a qualified tradesperson. All costs associated with the information and recommendations contained in this report should also be considered.

**Satisfactory (Sat)** = The item was visually inspected and deemed to be in satisfactory condition. If no other comments were made then it appeared to be functioning as intended.

**Action Recommended (AR)** = The item is not functioning as intended, needs further evaluation by a qualified tradesperson, is not installed, or needs further information. Items that can be repaired to satisfactory condition may not need replacement.

**Not Inspected (NI)** = The item was not inspected. No representations of whether or not it was functioning as intended was made.

**Not Present (NP)** = The item is not on the property or inside the building(s).

For Your Information (FYI) = This is just a note that may be of interest to someone reading this report.

## REPORT SUMMARY

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**DB Standard Home Inspection**  
db.skuehl@gmail.com

**Customer**  
Martha Mikesell

**Address**  
8975 Alcosta Blvd  
#104  
San Ramon CA 94583

The following items or discoveries indicate that these systems or components **do not function as intended, adversely affect the habitability of the building, warrant further investigation by a specialist, or requires subsequent observation.** The Summary is NOT the entire report. The complete report may include additional information of concern to the customer. It is recommended that the client(s) READ THE COMPLETE REPORT.

### 3. ELECTRICAL SYSTEM

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#### 3.2 BREAKER LABELING

##### ACTION RECOMMENDED

The breakers are not completely and/or correctly labeled. Properly labeling each breaker is recommended.

#### 3.5 OUTLETS (RECEPTACLES)

##### ACTION RECOMMENDED

One outlet is dead (not functional). Consulting with a licensed electrician for further evaluation and repair is recommended.



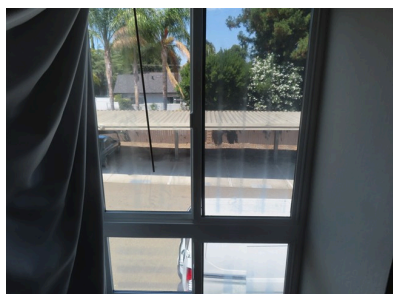
**3.5 Item 1(Picture)**  
dining room

## 6. INTERIOR

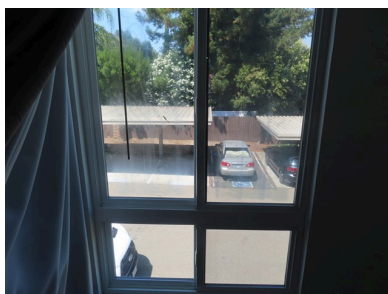
### 6.5 WINDOWS

#### ACTION RECOMMENDED

Some windows have discoloration and/or evidence of fogging between the dual panes. Consulting with a window installation professional for further evaluation of all windows and replacement of the affected panes is recommended.



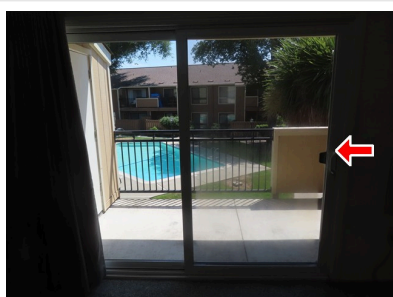
**6.5 Item 1(Picture)**  
bedroom 1



**6.5 Item 2(Picture)**  
bedroom 2



**6.5 Item 3(Picture)**  
dining room

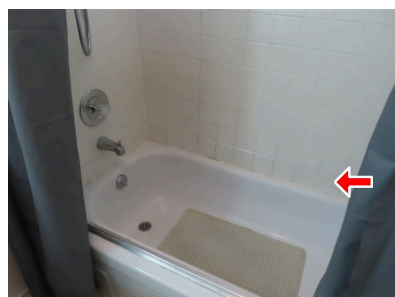


**6.5 Item 4(Picture)**  
slider door

### 6.7 TUB AND SHOWER AREAS

#### ACTION RECOMMENDED

There are loose bathroom tiles. This may indicate moisture penetration behind the tiles. Consulting with a tile installation professional for further evaluation and repair is recommended.



**6.7 Item 1(Picture)**  
hall bathroom



**6.7 Item 2(Picture)**  
hall bathroom

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 substances including but not limited to asbestos, lead, 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 client(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

**THIS CONCLUDES THE SUMMARY AND REPAIR RECOMMENDATION SECTION. PLEASE CONSULT WITH TRAINED PROFESSIONALS FOR REPAIR RECOMMENDATIONS AS APPROPRIATE TO INSURE PROPER WORKMANSHIP AND SAFETY OF THE PERSON(S) INVOLVED. THE BODY OF THE INSPECTION REPORT FOLLOWS. PLEASE READ THE ENTIRE REPORT FOR MORE INFORMATION ABOUT EACH SECTION OF THE PROPERTY.**

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## ✓ RESULTS AT A GLANCE

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**50**

✓ ITEMS INSPECTED  
Total number in report.

**4**

📄 SUMMARY COMMENTS  
Total number in report.

**17**

📷 PHOTOS  
Total number in report.

## 🏠 1. UTILITIES

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### 👁️ ITEMS: UTILITIES

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#### 1.0 MAIN WATER VALVE

✓ SATISFACTORY

Included is a photo of a main water shut-off valve.



**1.0 Item 1(Picture)**  
lower front of building

#### 1.1 SEWER CLEAN-OUT

✓ FYI

Included is a photo of a sewer clean-out. Consulting with a plumbing professional for an invasive, video camera inspection of the sewer piping to insure proper slope, structure, and flow is recommended. This procedure is not included under the scope of this inspection.



**1.1 Item 1(Picture)**  
lower front of building

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## 1.2 MAIN GAS SHUT-OFF VALVE

☑ NOT INSPECTED

No gas meter for this unit was located. Consulting with the HOA regarding emergency access to the meter is recommended.

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## 1.3 AUTOMATIC GAS SHUT-OFF VALVE

☑ NOT PRESENT

Excess Flow and/or Earthquake gas shut-off valves are not yet required in all areas. Consult with the local gas supplier and/or the local building department if more information is desired.

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## 1.4 MAIN ELECTRICAL SERVICE DISCONNECT

☑ NOT INSPECTED

The inspector was unable to locate the main electric breaker and meter. Consulting with the HOA for access is recommended.

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# 🏠 2. STRUCTURE

## 📄 DESCRIPTION

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, and 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, or Move furniture or personal property. It is impractical to determine what, if any, building codes were in effect when a structure was built or remodeled and it is impossible to know how the codes were interpreted and enforced at those times.

Note about HAZARDOUS MATERIALS: Older homes may have been constructed with materials that are now considered hazardous. However, inspecting and testing for hazardous materials is NOT included as part of this inspection. Professional hazardous material inspection and testing services are available. Consulting with appropriate trade professionals for further evaluation of this home should be considered. The following Environmental Protection Agency web sites contain valuable information: [epa.gov/asbestos](http://epa.gov/asbestos), [epa.gov/mold](http://epa.gov/mold),

epa.gov/lead, epa.gov/radon.

## ✂ STYLES & MATERIALS: STRUCTURE

### Roof Structure:

Wood trusses

### Roof sheathing:

OSB (oriented strand board)  
Wood slats

### Ceiling Structure:

Wood framed

### Method of attic inspection:

Entered the attic

### Wall Structure:

Wood framed

### Foundation type:

Concrete slab

## 👁 ITEMS: STRUCTURE

### 2.0 GENERAL STRUCTURE

#### ☑ SATISFACTORY

It is the inspectors opinion that no excessive structural movement is present. Hairline foundation cracks, wall and ceiling cracks, sloping floors, and ill-fitting doors are commonly occurring issues due to climatic conditions, soil movement, and/or older construction methods. If further evaluation is desired, consulting a structural engineer is recommended.

### 2.1 REMODELING OR UPDATE NOTE

#### ☑ FYI

NOTE: Updates and improvements since the home was built may have been subject to local permits and building codes at the time of their installation. Some improvements, repairs, and insurance claims may have been made that are not apparent to the inspector. Inquiring about all related history and documentation is recommended.

### 2.2 RODENT ACTIVITY

#### ☑ NOT INSPECTED

The scope of this inspection does not specifically include looking for pest or rodent activity. However, pests and rodents can enter a building through a variety of means at any time. Consulting with pest control professionals for further evaluation should be considered. Abatement procedures and maintenance programs are available.

### 2.3 INTERIOR ACCESS AND VISIBILITY

#### ☑ SATISFACTORY

### 2.4 ATTIC SPACE(S)

#### ☑ FYI

The attic entrance is located at the exterior entry ceiling. Included are general photos inside the visible attic areas. FYI



2.4 Item 1(Picture)



2.4 Item 2(Picture)

## 2.5 ROOF STRUCTURE

✔ SATISFACTORY

## 2.6 CEILINGS (STRUCTURAL)

✔ SATISFACTORY

## 2.7 WALLS (STRUCTURAL)

✔ SATISFACTORY

# 🏠 3. ELECTRICAL SYSTEM

## 📋 DESCRIPTION

The home inspector shall Observe: main service equipment, grounding equipment, amperage and voltage ratings; branch circuit conductors, over current devices (breakers and/or fuses); The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles; The polarity and grounding of the accessible receptacles; The presence of ground fault circuit interrupters, carbon monoxide detectors, and smoke detectors. The home inspector shall Describe: service amperage and voltage; conductor materials; location of main and subpanels. The home inspector is NOT required to; dismantle any electrical device other than to remove the covers of the main and subpanels if safely accessible; or inspect central vacuum systems, built-in refrigerators, wine storage closets, ice-makers, and low voltage systems such as; landscape lighting, security systems, telephone, TV, or intercoms. NOTE: When adding additional electrical systems such as solar panels and/or additional circuits, upgrading and/or relocating electrical panels and other related equipment may be required by the local building department. (NORMAL SERVICE LIFE: Electrical components including breakers, panels, wiring, fixtures, and receptacles can last several decades, but systems and components older than 30 years should be periodically evaluated by a licensed electrician to insure safe operation and to provide any updates as may be needed or required.)

## ✂️ STYLES & MATERIALS: ELECTRICAL SYSTEM

### Main electrical service wires:

Below ground

### Main panel rating:

Consult with HOA

### Overload protection devices:

Breakers

### Predominant branch circuit wiring type(s):

Non-metallic cable

### Branch circuit wiring material (15 and 20 amp):

Copper

### Type(s) of outlets:

Grounded, 3 prong

Some are GFCI protected

## ITEMS: ELECTRICAL SYSTEM

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### 3.0 MAIN ELECTRICAL GROUND

✓ SATISFACTORY

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### 3.1 ELECTRIC PANELS

✓ FYI

Subpanel photo(s)



**3.1 Item 1(Picture)**  
entry closet

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### 3.2 BREAKER LABELING

📄 ACTION RECOMMENDED

The breakers are not completely and/or correctly labeled. Properly labeling each breaker is recommended.

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### 3.3 ELECTRICAL PANEL WIRING

✓ SATISFACTORY

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### 3.4 DISTRIBUTION WIRING

✓ SATISFACTORY

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### 3.5 OUTLETS (RECEPTACLES)

📄 ACTION RECOMMENDED

One outlet is dead (not functional). Consulting with a licensed electrician for further evaluation and repair is recommended.



3.5 Item 1(Picture)  
dining room

### 3.6 GFCIS (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ SATISFACTORY

### 3.7 AFCIS (ARC FAULT CIRCUIT INTERRUPTERS)

☑ NOT PRESENT

### 3.8 INSTALLED ELECTRICAL FIXTURES

☑ SATISFACTORY

## 🏠 4. PLUMBING SYSTEM

### 📋 DESCRIPTION

The home inspector shall Describe: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating systems; and location of the main water supply shutoff valve. The home inspector shall Operate all plumbing fixtures, including faucets, except where the flow end of the faucet is connected to an appliance. The home inspector is NOT required to fill tubs and sinks to their overflow openings, 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 valves; inspect water conditioning or filtering systems; fire and lawn sprinkler systems; water supply quantity and quality; waste disposal systems; irrigation systems; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials. ASBESTOS NOTE: In many homes built prior to the early 1980's asbestos was present in water heater flue material and/or tape. When replacing or repairing the water heater, consulting with asbestos abatement professionals for further evaluation, testing, and abatement of the material as may be needed is recommended. (NORMAL SERVICE LIFE: Water heaters and pumps can be expected to last at least 10 years, faucets and fixtures a bit longer, while copper and plastic piping has an indefinite life expectation.)

### ✂️ STYLES & MATERIALS: PLUMBING SYSTEM

#### Gas Service:

Natural gas

#### Visible water supply pipe (to building):

Copper

#### Visible water distribution piping (inside building):

Copper

#### Sewage system:

Consult with HOA

#### Visible waste water piping:

Plastic

#### Water conditioning system:

None

**Fire sprinkler system:**

None

**ITEMS: PLUMBING SYSTEM****4.0 GAS PIPING**

✔ SATISFACTORY

**4.1 WATER SUPPLY PIPING**

✔ SATISFACTORY

**4.2 WASTE PIPING**

✔ SATISFACTORY

**4.3 WATER HEATER**

✔ NOT PRESENT

**4.4 FAUCETS, SHOWER HEADS, AND DIVERTERS**

✔ SATISFACTORY

**4.5 SINKS, TUBS, AND DRAINS**

✔ SATISFACTORY

**4.6 TOILETS**

✔ SATISFACTORY

**🏠 5. HEATING, AC, AND FIRE PLACES****📄 DESCRIPTION**

The home inspector shall Observe permanently installed heating, ventilation, and air-conditioning (HVAC) systems using normal operating controls; chimneys, flues, and vents where readily visible; plus gas and solid fuel heating devices (fireplaces). The home inspector shall Describe energy sources; HVAC equipment and distribution type. The home inspector shall open accessible panels provided by the manufacturer or installer for routine maintenance. The home inspector is NOT required to operate systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite solid fuel fires; or observe the interior of flues; observe heat exchangers; fireplace insert flue connections; humidifiers; electronic air filters; or the uniformity and or adequacy of forced air supply to the various rooms. ASBESTOS NOTE: In many homes built prior to the early 1980's asbestos material was used as sealant, tape, and/or insulation on HVAC system ducting and flues. Before repairing or replacing HVAC ducting, consulting with asbestos abatement professionals for further evaluation, testing, and abatement of the materials as may be needed is recommended. (NORMAL SERVICE LIFE: HVAC systems and components can be expected to last at least 20 years.)

**🔧 STYLES & MATERIALS: HEATING, AC, AND FIRE PLACES**

**Heating system type(s):**

Electric wall heaters

**AC system type(s):**

Wall unit

120 volts

**Distribution ducting:**

None

**Fireplaces:**

None

## 👁️ ITEMS: HEATING, AC, AND FIRE PLACES

**5.0 HEATING SYSTEM(S)**

## ✔️ SATISFACTORY

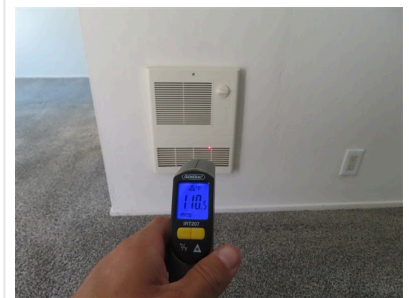
The heating system appeared to function properly. Regular professional service of the heating system is recommended as a safety precaution.



**5.0 Item 1(Picture)**  
bedroom 2



**5.0 Item 2(Picture)**  
bedroom 1



**5.0 Item 3(Picture)**  
living room

**5.1 AIR CONDITIONING (AC)**

## ✔️ SATISFACTORY

The AC system appeared to function properly. Air produced at the registers dropped at least 15 degrees relative to ambient air when operating in the cooling mode.



**5.1 Item 1(Picture)**  
living room

**🏠 6. INTERIOR**

## ☰ DESCRIPTION

The home inspector shall Observe walls, ceiling, and floors; steps, stairways, balconies, and railings. The home

inspector shall Operate a representative number of windows and interior doors; and report signs of water penetration into the building or signs of abnormal condensation. The home inspector is NOT required to observe draperies, blinds, or other window treatments.

## ✂ STYLES & MATERIALS: INTERIOR

### Ceiling Material:

Textured Drywall

### Wall Material:

Textured drywall

### Window Types:

Dual pane

## 👁 ITEMS: INTERIOR

### 6.0 SMOKE DETECTORS

☑ SATISFACTORY

Smoke detectors are installed in a central area and in each bedroom. SAFETY NOTE: Smoke detectors should be inspected, tested, and replaced according to the manufacturer's instructions.

### 6.1 CARBON MONOXIDE (CO) DETECTORS

☑ SATISFACTORY

A Carbon Monoxide detector is installed. SAFETY NOTE: CO detectors should be inspected, tested, and replaced according to the manufacturer's instructions.



6.1 Item 1(Picture)

### 6.2 CEILINGS

☑ SATISFACTORY

### 6.3 WALLS

☑ SATISFACTORY

### 6.4 DOORS

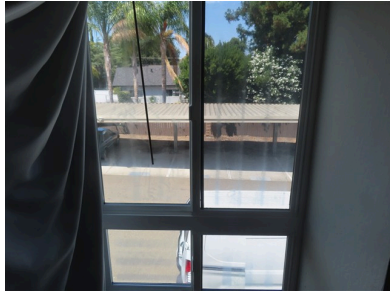
☑ SATISFACTORY

### 6.5 WINDOWS

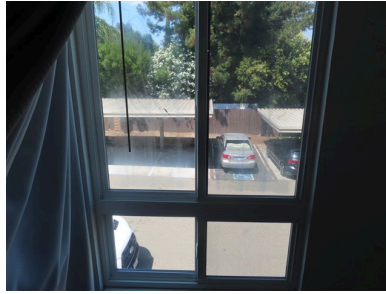
📄 ACTION RECOMMENDED

Some windows have discoloration and/or evidence of fogging between the dual panes. Consulting with a

window installation professional for further evaluation of all windows and replacement of the affected panes is recommended.



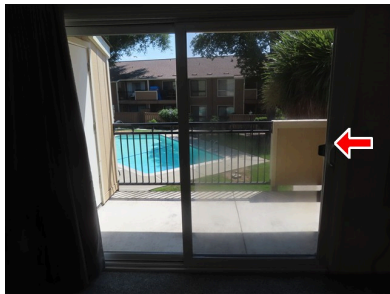
6.5 Item 1(Picture)  
bedroom 1



6.5 Item 2(Picture)  
bedroom 2



6.5 Item 3(Picture)  
dining room



6.5 Item 4(Picture)  
slider door

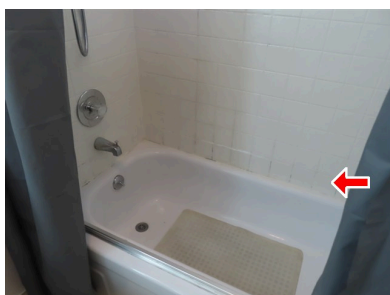
## 6.6 FLOORS

✓ SATISFACTORY

## 6.7 TUB AND SHOWER AREAS

📋 ACTION RECOMMENDED

There are loose bathroom tiles. This may indicate moisture penetration behind the tiles. Consulting with a tile installation professional for further evaluation and repair is recommended.



6.7 Item 1(Picture)  
hall bathroom



6.7 Item 2(Picture)  
hall bathroom

## 6.8 COUNTERS AND CABINETS

✓ SATISFACTORY

## 7. KITCHEN APPLIANCES

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### DESCRIPTION

The home inspector shall Inspect and Operate the basic functions of installed kitchen appliances such as: dishwasher, disposal, oven, stove, stove fan, microwave oven, trash compactor; and instant hot water device. The inspector is NOT required to evaluate the complete and proper function of each appliance. The inspector is NOT required to inspect clocks, warming drawers, coffee makers, timers, refrigerators, freezers, ice-makers, and non built-in appliances. (NORMAL SERVICE LIFE: Kitchen appliances can be expected to last at least 10 years)

### ITEMS: KITCHEN APPLIANCES

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#### 7.0 STOVE

 SATISFACTORY

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#### 7.1 OVEN

 SATISFACTORY

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#### 7.2 STOVE EXHAUST FAN

 SATISFACTORY, FYI

The stove exhaust fan does not vent to the exterior. FYI

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#### 7.3 DISHWASHER

 SATISFACTORY

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#### 7.4 DISPOSAL

 SATISFACTORY

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#### 7.5 BUILT-IN MICROWAVE OVEN

 SATISFACTORY

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#### 7.6 WATER SUPPLY FOR REFRIGERATOR

 NOT PRESENT

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## 8. INSULATION AND VENTILATION

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### DESCRIPTION

The home inspector shall Observe insulation and vapor retarders in unfinished spaces; ventilation of attics, basements, and crawl spaces; kitchen, bathroom, and laundry venting systems; and Operate accessible thermostat-controlled attic and crawl space ventilation fans (depending on current temperature). The home inspector shall Describe insulation or lack thereof in unfinished spaces. The home inspector is NOT required to move or disturb insulation.

### STYLES & MATERIALS: INSULATION AND VENTILATION

**Attic insulation:**

Loose fill (blown in)

**Wall insulation:**Assumed to be installed based  
on the age of building ITEMS: INSULATION AND VENTILATION

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**8.0 ATTIC INSULATION** SATISFACTORY

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**8.1 ATTIC VENTILATION** SATISFACTORY

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**8.2 BATHROOM VENTILATION** SATISFACTORY

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INVOICE

DB Standard Home Inspection  
 db.skuehl@gmail.com  
 Inspected By: Steven Kuehl

Inspection Date: 8/26/2025  
 Report ID: 20250826-8975-Alcosta-Blvd

Customer Info:	Inspection Property:
Martha Mikesell  <b>Customer's Real Estate Professional:</b> Gina Bentley TSG Premier Realty	8975 Alcosta Blvd #104 San Ramon CA 94583

**Inspection Fee:**

Service	Price	Amount	Sub-Total
up to 2,000 sq. ft.	650.00	1	650.00
Condominium discount	-200.00	1	-200.00

Tax \$0.00  
**Total Price \$450.00**

**Payment Method:**  
**Payment Status:**  
**Note:**