INSPECTOR IAN
iNACHI Certified Property Inspectors

Property Inspection Report #20263272

Date of Inspection: 11/2/2026

For the Property located at:
3168 Cuthbert Avenue, Oakland, CA 94602



For the Exclusive Use of:
Liz Phillips
Morgan Phillips

Client's Real Estate Representative:
Heidi Williams of

Important, please read:
Your reliance upon the information contained in this report in the purchase of property is your acknowledgement that you have read the entire report, including our contract and Standards of Practice, and that you agree to and accept all of the terms, conditions and limitations contained in those documents.

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Date: 11/2/2026	**Time:** 02:00 PM to	**Report #**20263272
Property: 3168 Cuthbert Avenue Oakland CA 94602	**Client:** Liz Phillips Morgan Phillips	**Real Estate Professional:** Heidi Williams
Inspected by: Ian Westmoreland	**NACHI** #07102506	

Introduction to this report

This report lists the apparent conditions of items subject to wear from normal use. We typically use the following five terms to report these conditions: ***new***, ***good***, ***serviceable***, ***adequate***, and ***poor***.

A ***new*** or ***very good*** item is either new, or as-new and shows no signs of wear. An item reported as ***good*** may show slight signs of wear, yet remains fully functional. The term ***serviceable*** indicates a system or component that appears to be in the mid-range of its anticipated lifespan. The description ***adequate*** is applied to an inspection item which is approaching the end of its useful lifespan and/or shows extensive damage. All items defined as ***poor*** or ***very poor*** require replacement.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional inspections. A determination as to the presence of animal pests, vermin, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.

At the end of this report we will list the recommendations we believe to be the most important. These recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired.

This inspection was performed and this report produced according to the limitations and exclusions specified in the attached contract. In this contract our liability is limited to the cost of the inspection. This report does not provide substitute disclosure for any party. No part may be used or reproduced in any form or by any means without prior consent of Inspector Ian, LLC.

This report is based on information obtained at the site. Conditions change with time, and the information may cease to be accurate. We will return to the property and review the report with interested parties for an additional fee upon request. This offer is good for six months from the date of inspection, after which a complete re-inspection should be performed.

Areas Not Inspected

This inspection is limited to the parts of the structure that are visible and accessible at the time of the inspection. The terms "not accessible" and "inaccessible" when used in this report indicate components that were not inspected and may thus have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided. Examples of inaccessible areas include, but are not limited to (1) areas concealed by wall coverings, furniture, equipment or stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

Re-inspection: This company will re-inspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10)

working days of request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

Swimming Pools/Spas: If there is a swimming pool and/or spa on the property, the relevant building department may require that an anti-entrapment device be installed. The installation will be the responsibility of the property owner.

Health & Safety Information

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

Lead-based Paint Warning: Residences built before 1978 may include materials containing lead-based paint. Repairs to these material may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65). For further information, contact your health care provider or an industrial hygienist. A property inspector is not an expert in lead-based paint or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead is present can only be established by chemical analysis. For further information contact the California Dept. of Health Services' Lead-Related Construction Information line at 800.597.5323.

Asbestos Warning: Some residential structures include materials that may contain asbestos. We are not certified to identify such materials. If the owner or interested parties are aware of, interested in, or concerned about this condition, they should contact the appropriate agencies that are qualified and/or certified in this field.

General Information

Building Type: Single Family Home	**Estimated Age:** Built 1912	**Size (square feet):** 1131 (from Public Record; not verified)
Space Below Grade: Yes	**Climatic Conditions:** Clear, dry	**Soil Conditions:** Dry
Approximate Outside Temperature (F): 65 - 70	**Location Zoning:** Residential	**Property Occupied:** No
Property Furnished: Yes	**In Attendance:** Client's Real Estate Representative	

1. Introduction

Items

1.0 Introductory Comments

Comments: Inspected

We inspected the residential property at the above address. The property consists of a single family home. The building was originally constructed in 1912 according to information available online. Several modifications have been made to the original building including remodeling of the kitchen and bathroom. An addition has been constructed at the rear of the original building and a second full bathroom has been added. Building systems have been partially upgraded and/or replaced.

Since several modifications have been made to the property since the original construction was completed, we recommend a complete permit history be obtained from the local building department. It is important to determine if modifications to the building were made in conjunction with the correct permits.

Sections of the interior were furnished and/or otherwise obscured at the time of the inspection. Areas obscured by furnishings and/or stored items were not accessible to the inspector. These areas should be examined after the furnishings and/or stored items have been removed. A walkthrough prior to the close of Escrow is highly recommended.

1.1 Location of Utility Connections

Comments: Inspected

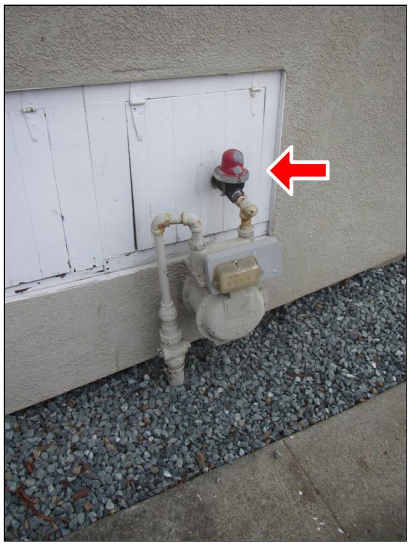
Electric Meter & Main Service Panel: Right side at front (Picture 1).
Water Shutoff: Front of building (Picture 2).
Gas Meter: Left side at front (Picture 3).



1.1 (Picture 1).



1.1 (Picture 2).



1.1 (Picture 3).

1.2 Comments on Utility Connections

Comments: Modification(s) Recommended

A seismic safety shutoff was present at the building side of the gas meter (Picture 3).

There was no wrench or similar tool with which the gas supply may be manually shutoff located at the gas meter. It is considered good practice to keep an appropriate tool close to the meter.

Recommendation: Attach an appropriate wrench to the gas meter with a length of wire or cord.

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2. Grounds

Styles & Materials

Hardscape:
Concrete

Perimeter Enclosure:
Chain link
Painted steel railings
Wood panel

Gates:
None

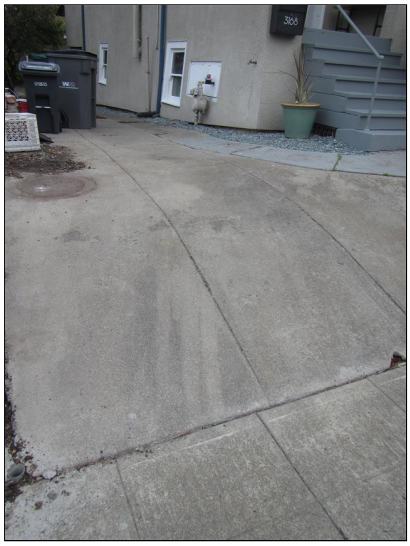
Grading:
Moderate slope

Items

2.0 Driveway, Patio(s), Walkway(s) & Exterior Stairs

Comments: Inspected

The overall condition of the concrete and/or paved areas was noted to be serviceable (Picture 1&2). Typical minor cracking was present in the concrete. There was some light staining at the surface of the driveways. The rear section of the right side driveway was noted to slope significantly (Picture 3).



2.0 (Picture 1).



2.0 (Picture 2).



2.0 (Picture 3).

2.1 Lot Enclosure

Comments: Minor Repairs Required

The enclosures at the sides and rear of the lot consists of a mixture of wood panel and chain link fences and steel railings. The sections of the fence at the rear right of the lot was leaning (Picture 1). The remainder of the enclosure was upright and securely supported (Picture 2&3). Vegetation was encroaching on the fences in several areas. No gates were present.

Recommendations: Repair or replace the leaning and/or damaged sections of the enclosure.

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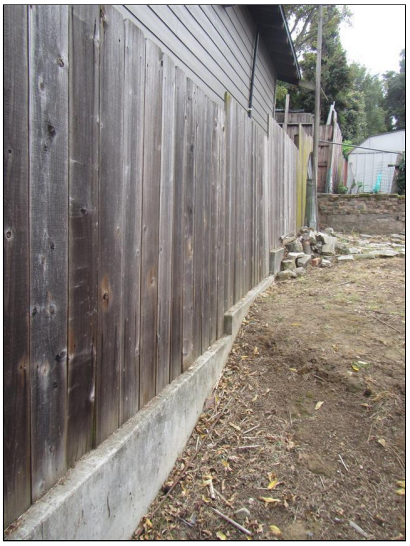
2.1 (Picture 1).


2.1 (Picture 2).


2.1 (Picture 3).

2.2 Grading, Drainage & Retaining Walls

Comments: Inspected

The building lies on a moderate downward slope from the front right to to rear left of the lot. The front portion of the left side driveway slopes significantly downwards to the street. Run-off water from the roof is generally directed away from foundation areas and/or plumbed to the subsurface of the lot via several extended downspouts at the perimeter. (*Note: see section 5.1*). There was evidence of water infiltration in the subarea and/or crawl space (*Note: see section 4.1*). *Recommendations: See section 4.1.*

3. Exterior

Our review of the exterior includes the following items if applicable: exterior walls/siding, wall cladding, masonry veneer, stucco, paint, vegetation; trim, flashings; eaves, soffits, fascias and vents; windows, exterior doors; chimney, flue and fireplace. The inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories are not inspected

Styles & Materials

Main Entrance:
Timber stairs/raised porch

Exterior Walls:
Painted plywood/composite siding
Painted wood shingles
Stucco-type material

Trim:
Painted wood

Window Material:
u-PVC-framed
Wood-framed

Window Style:
Vertical sliding
Horizontal sliding
Fixed panels

Window Pane Type:
Mixture of single & dual

Exterior Doors:
Wood (not solid)

Porches & Decks:
Rear porch/stairs

Items

3.0 Main Entrance

Comments: Inspected

The overall condition of the entrance was noted to be serviceable to good (Picture 1). The timber stairs and porch were examined and found to be in serviceable to good condition. These areas have been recently repainted. Graspable handrails were present at both sides of the stairs. The porch enclosure was secure. There were no enclosures at the stairs. The entry door and security screen door were in serviceable to good condition, were securely fitted, and swung easily on their hinges (Picture 2). Latches, dead bolts and door hardware were fully functional and were smooth to operate. The exterior lighting fixture was working.



3.0 (Picture 1).



3.0 (Picture 2).

3.1 Exterior Walls

Comments: Minor Repairs Required

The majority of the exterior walls at the original section of the building and the central section of the rear-facing wall at the addition have been finished with a stucco-type material which typically consists of a mixture of cement and sand plaster which is installed (sprayed) over a water-resistant membrane and reinforced with wire mesh. Modern stucco is

typically pigmented rather than painted and as a result darkens in color when wet. Cracks are common in stucco, and may be caused by stucco shrinkage, movement in the wall framing, foundation settling or seismic activity. Minor cracks do not usually warrant repair and can be filled when the stucco is painted. Cracks large enough to allow water penetration of the surface should be caulked or patched as appropriate. The surface of the surrounding soil should be maintained several inches below the edge of the stucco; this prevents moisture penetration behind the stucco and/or attack by Wood Destroying Organisms (WDO).



3.1 (Picture 1).



3.1 (Picture 2).



3.1 (Picture 3).

The stucco exterior walls were found to be in generally good condition (Picture 1&2). The paint was found to be in overall good condition with no significant cracking or peeling. There were no significant examples of cracks and/or repaired cracks in the stucco. An opening in the stucco at the base or the right side wall towards the rear has been filled with unfinished plywood (Picture 3). Vegetation was encroaching on the stucco at the front of the building.
Recommendations: Paint or apply alternative finish to the exposed plywood. It may be desirable to patch the stucco in this area. Remove all vegetation within several feet of the building.

The walls at both sides of the building were bowed outwards, most significantly at the left side (Picture 4). The extent of bowing is best illustrated by the gaps between the walls and the gate post at the left side and the plumbing line at the right side (Picture 5&6).
Recommendations: See section 4.0.



3.1 (Picture 4).



3.1 (Picture 5).



3.1 (Picture 6).

The exterior walls which face the right rear porch have been finished with painted wood shingles which are individually nailed over sheets of plywood. Shingles are overlapped so that no nail heads are exposed. Gaps are left between shingles to allow for expansion of the wood under wet conditions. Most of the damage caused to this material is inflicted by sunlight and the ensuring heat that this produces; wood shingles have no capacity to deflect sunlight. As wood shingles deteriorate they loose the capacity to retain moisture. Dried out shingles are subject to splitting and cracking, which ultimately leads to lifting and displacement of shingles. Loose shingles will eventually slide down the walls leaving exposed fasteners which provide a pathway for moisture to penetrate the walls.

The wood shingles were found to be in generally serviceable condition (Picture 7). There were no loose or lifting shingles. A number of rear-facing shingles were cracked or damaged (Picture 8). The paint was worn and/or peeling throughout the shingles. The shingles were free from encroaching vegetation.

Recommendations: Replace the damaged shingles. All loose paint should be removed prior to repainting.



3.1 (Picture 7).



3.1 (Picture 8).

The exterior of the upper rear-facing wall and areas below the rear addition and the porch have been finished with composite and/or plywood siding which was found to be in generally good condition (Picture 9&10). No signs of any damage were noted. There was some variation in the finish at the section below the porch (Picture 11). The siding was free from encroaching vegetation.



3.1 (Picture 9).



3.1 (Picture 10).

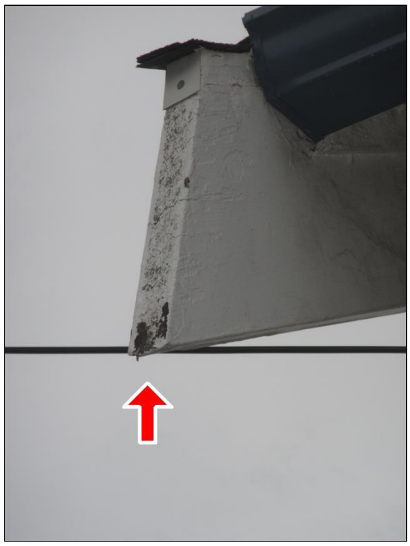


3.1 (Picture 11).

3.2 Trim

Comments: Further Inspection Recommended, Minor Repairs Required

The trim consists of eaves, sofits, fascia and exterior frames at windows and doors. The overall condition of the trim was noted to be adequate to serviceable. There were several examples of moisture-related damage and/or peeling paint at the trim (Picture 1-5). There were no significant areas of peeling paint.
Recommendations: Replace all damaged wood in the trim and re-paint as required. All loose paint should be removed before repainting. Any exposed untreated wood should be primed and/or painted as appropriate. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of the trim.


3.2 (Picture 1).


3.2 (Picture 2).


3.2 (Picture 3).


3.2 (Picture 4).


3.2 (Picture 5).

3.3 Windows

Comments: Minor Repairs Required, Replacement(s) Required

Windows at the entrance hallway, kitchen, laundry area and part of the rear bedroom are single-pane wood-framed units with a mixture of vertical sliding panes and fixed panels (Picture 1&2). The overall condition of the windows was noted to be adequate to serviceable. All sliding windows have been rendered inoperable by the repeated application of paint. Window latches and hardware was intact and functional throughout. The lower pane at the entrance hallway window has been replaced with an acrylic panel (Picture 3). No screens were present.
Recommendations: Make adjustments to the windows as appropriate in order to restore functionality.


BIMBO
BIMBO
BIMBO



3.4 (Picture 1).

3.5 Decks, Porches, Balconies & Exterior Stairs

Comments: Modification(s) Recommended

The rear right porch and stairs were examined and found to be in serviceable to good condition (Picture 1&2). The deck boards were in serviceable to good condition with no signs of significant damage. The area below the porch was inaccessible. The supporting structure was not evaluated. Drainage provision at the porch was appropriate. The enclosures at the perimeter of the porch and at the stairs were secure and were fitted with appropriately-spaced pickets. The lower handrail was loose. The handrails do not have the recommended turned-over ends (Picture 3). The ends of handrails should be turned-over to prevent snagging of clothes etc.

Recommendations: Modify or replace the existing handrail(s).



3.5 (Picture 1).



3.5 (Picture 2).



3.5 (Picture 3).

4. Foundation

Our review of the foundations and crawl space includes the following items if applicable: foundation, cripple walls, retaining walls, structural framing members, clearance, excessive moisture, cellulose and other debris, earth-to-wood contact, subfloor insulation, ventilation.





Styles & Materials

Foundation:
Raised foundation

Crawlspace observation:
Walked

Anchor Bolted:
Yes

Cripple Wall Bracing/Shear Walls:
No

Soft Storey:
No

Items

4.0 Foundations

Comments: Modification(s) Recommended

The overall condition of the foundation was assessed from the subareas and from the interior and exterior of the building. The foundation at the original footprint consists of a poured concrete perimeter (above left) and a concrete pier which runs front-to-back at the center of the structure (above right). The timber-framed building is constructed on top of this structure.

No signs of severe or unusual cracking were noted at the concrete foundation in the areas where it was visible. The concrete at the perimeter was found to be in adequate to serviceable condition in the accessible areas (Picture 1). Spalling and/or fracturing was evident throughout the concrete at the perimeter (Picture 2&3). The concrete at the central front-to-back pier was in good condition (Picture 4). The condition of this section of the concrete is not compatible with a building constructed in 1912 which indicates replacement and/or capping of the original foundation; the profile is consistent with replacement. Efflorescence was apparent at sections of the concrete - efflorescence consists of white deposits and is indicative of water passing through the concrete (*see below*).



4.0 (Picture 1).



4.0 (Picture 2).



4.0 (Picture 3).



4.0 (Picture 4).



4.0 (Picture 5).



4.0 (Picture 6).

The sill plate was anchored to the concrete foundation with bolts located approximately every four (4) feet in the accessible areas. Bearing plates were installed at the anchor bolts (Picture 5). The fasteners have been deployed into epoxy-filled cavities which is consistent with modern installation methodology. The sill plate/foundation was rotated at both sides of the structure (Picture 6). This is consistent with bowing of the exterior walls. (*Note: See section 3.1*). The structural framing, including the crossbeams, floor joists and timber supports was found to be in good conduiti0on at the center of the structure and in serviceable condition elsewhere. Appropriate bracing has been installed between the columns and the crossbeams (Picture 7). Bracing has been installed between the left side of the structure and the floor joist (Picture 8).

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4.0 (Picture 7).



4.0 (Picture 8).

The foundation at the rear addition consists of a similar poured concrete perimeter foundation at the additional three (3) sides (Picture 9) and a centralized support of temporary adjustable steel columns which stand timber planks (Picture 10). The timber-framed building is constructed on top of this structure.



4.0 (Picture 9).



4.0 (Picture 10).

No signs of severe or unusual cracking were noted at the concrete foundation in the areas where it was visible. The concrete at the perimeter consists of several distinct sections which were found to be in collectively serviceable to good condition where visible (Picture 11&12). No significant spalling was noted. The sill plate at the sections of the foundation at the right side and right rear of the addition was anchored to the concrete foundation with bolts located approximately every four (4) feet in the accessible areas. Bearing plates were installed at the anchor bolts (Picture 13). The type of fasteners is consistent with modern installation. The sill plate was not anchored to the concrete foundation elsewhere at the perimeter. The structural framing, including the crossbeams, floor joists and timber supports was found to be in serviceable to good condition where accessible. The centralized support of temporary adjustable steel columns which stand timber planks is minimal. The structural framing was in otherwise serviceable condition.

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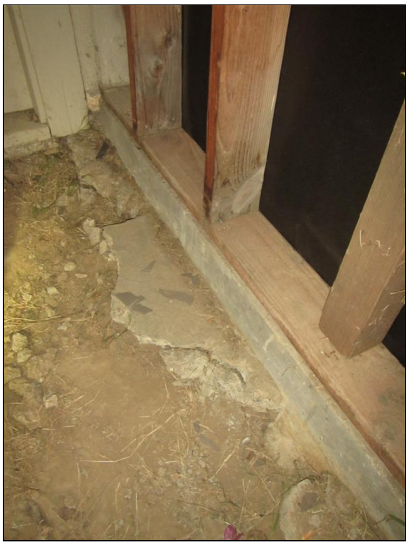
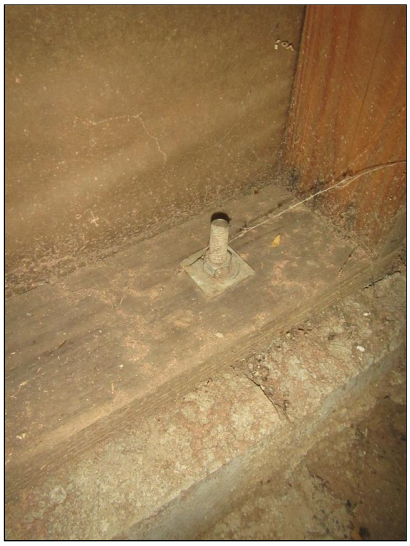
4.0 (Picture 11).


4.0 (Picture 12).


4.0 (Picture 13).

In addition to the rotated foundation and bowed exterior walls, evidence of settlement and/or structural movement was noted at the interior of the building including sloping and/or uneven floors. (*Note: See section 9.1*).
Recommendations: Install a permanent central support below the rear addition. Installation of shear walls at appropriate sections of the perimeter may be desirable. It would be advisable to consult with a specialist contractor or qualified Structural Engineer prior to the close of Escrow if a more detailed analysis of the foundation is required.

4.1 Crawl Space(s) & Sub-Area(s)

Comments: Further Inspection Recommended

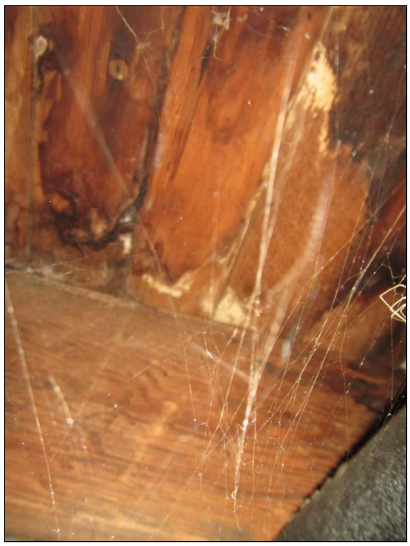
Clearance in the subareas was ample. The subareas were found to be dry. However evidence consistent with water intrusion was noted including efflorescence at the concrete foundations and at the surface of the dirt in the subareas. Efflorescence consists of white deposits and is indicative of water passing through the concrete (Picture 1). The dirt at the surface of the subarea below the addition was cracked at the low point (Picture 2). This is consistent with slow evaporation of water. The subareas may be subject to water infiltration under wet conditions.
Recommendations: Monitor the extent of water infiltration of the subareas under wet conditions. If water infiltration is persistent, it may be desirable to install a sump pump and/or to modify the lot drainage system. A complete site evaluation by a Drainage Expert may be desirable prior to the close of Escrow.


4.1 (Picture 1).


4.1 (Picture 2).

The subfloor was not insulated. Water stained and/or damaged wood was noted in several areas of the structural framing and/or subfloor, most notably below the bathrooms (Picture 3&4).

Recommendations: Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of structural framing members and/or the subfloor in the crawl space.



4.1 (Picture 3).



4.1 (Picture 4).

Please note this is not a Structural Inspection. No representation is made as to the structural integrity of the property. If a structural inspection is required, a specialist should be consulted. Opinions vary widely as to what amount of movement, cracking of foundations or unevenness or sloping of floors is considered excessive. Please note this inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

5. Roof

Our review of the roof and attic includes the following items if applicable: roof surface area, roof type and condition, fastenings of material, debris; roof-jacks, boots, valley flashing, counter-flashing, skylights; chimney structure, chimney flashing, chimney cap, spark arrester; roof drainage, rain gutters and downspouts; roof leaks, water damage and stains, condition of structural members, roof sheathing, ventilation, attic insulation, as readily visible from the access opening.





Styles & Materials

Roof Covering:
Composite/asphalt shingles

Roof-Type:
Pitched

Number of Layers:
One

Viewed Roof From:
Walked addition roof

Attic Observation:
Walked

Items

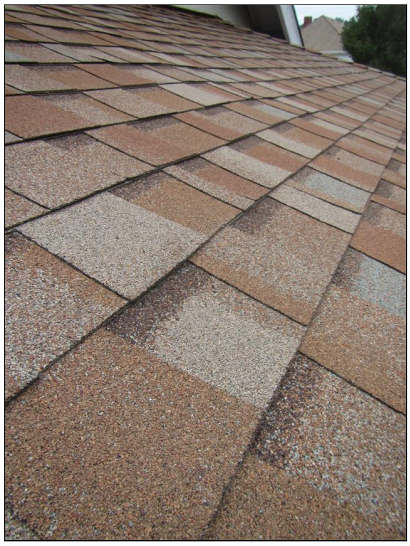
5.0 Roof Covering

Comments: Inspected

This type of roof covering consists of composite/asphalt shingles which are nailed over sheets of plywood. Shingles are overlapped so that no nail heads are exposed at the roof surface. Most of the damage caused to roofing shingles is inflicted by sunlight and the ensuing heat that this produces. Roofing shingles are impregnated with quartz granules which deflect sunlight and heat. The first indications that the roof covering is deteriorating is the loss of these particles, which erode naturally. As erosion proceeds, sunlight heats the shingles to the point where they begin to curl up, bulge upwards, and then crack. Extensive cracking leads to pieces of shingles falling from the roof. Leaks in the roof covering are common when shingles start to curl and/or crack.

Shingles on this roof were found to be in serviceable condition with some minor erosion of coating particles (Picture 1). No lifting shingles were noted at the roof surface. Ridges and/or valleys have been correctly constructed. Exposed nail heads at ridge shingles have been appropriately sealed. Flashings at flue(s), plumbing and/or roof vents and anywhere else that the roof covering has been punctured have been correctly installed and appropriately sealed (Picture 2). An appropriate kick-out flashing has been installed at the junction of the addition roof with the rear facing exterior wall; the flashing was corroded (Picture 3). The roof was free from debris and/or encroaching vegetation.

Maintenance: Inspection of the roof covering every 2-3 years is advisable at this stage of the service lifetime. Appropriate maintenance, if required, is advisable at such intervals. If in doubt, consult with a State of California-licensed Roofing Contractor prior to the close of Escrow.


5.0 (Picture 1).


5.0 (Picture 2).


5.0 (Picture 3).

5.1 Roof Drainage Systems

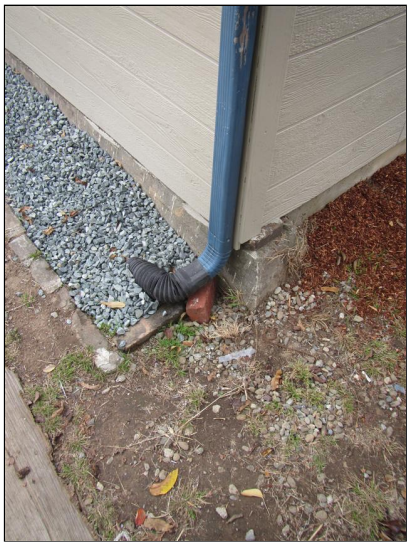
Comments: Maintenance Suggestion(s)

Gutters were inspected from the eaves and found to be in serviceable to good condition. Debris was present in the gutters at the left rear (Picture 1). Downspouts were inspected and found to be in serviceable to good condition. Downspouts were fitted with extensions which direct runoff water away from foundation areas or plumbed to the sub-surface of the lot (Picture 2&3).

Maintenance: Remove debris from gutters. Biannual inspection of the gutters and, if necessary, removal of debris is important for effective performance of the roof drainage system.


5.1 (Picture 1).


5.1 (Picture 2).


5.1 (Picture 3).

5.2 Attic

Comments: Modification(s) Recommended

Rafters, other framing members and roof sheathing were obscured by fiberglass-type insulation material which has been installed throughout the underside of the roof with some loose sections. The attic floor has also been insulated (Picture 1). It is not necessary to insulate both the floor and the underside of the roof and the latter should only be insulated when the attic space is heated.

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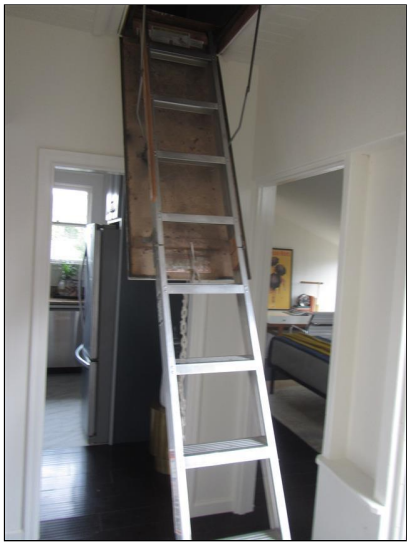
5.2 (Picture 1).



5.2 (Picture 2).



5.2 (Picture 3).

The insulation material has been installed with an exposed vapor barrier which is only required when the attic space is heated. In the areas where the exposed vapor barrier is paper this presents a fire hazard (Picture 2).
Recommendations: Remove insulation material OR remove the paper vapor OR cover the insulation material with fire retardant material or plywood etc. This type of insulation produces lots of dust – always wear a dust mask or respirator when entering the attic or when handling insulation material.

The pull down attic access ladder was found to be in good condition. The handrail is attached to the ladder (Picture 3).

Please note that no representation is made as to the water tightness, fastening, spacing, number of layers or remaining serviceable life span of the roof. If a complete roof evaluation is required a roofing contractor should be consulted.

6. Electrical Systems

Our review of the electrical system includes the following items if applicable: 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; polarity and grounding of receptacles; verify presence of ground fault circuit interrupters; verify the presence or absence of carbon monoxide and smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

Styles & Materials

Service Type:
Overhead service drop

Meter/Main Panel Location:
Right side at front

System Capacity:
100 AMP

Sub-Panel Location:
At Main supply/meter

Sub-Panel Type:
Circuit breakers

Wiring Type:
Copper
Knob and Tube

Items

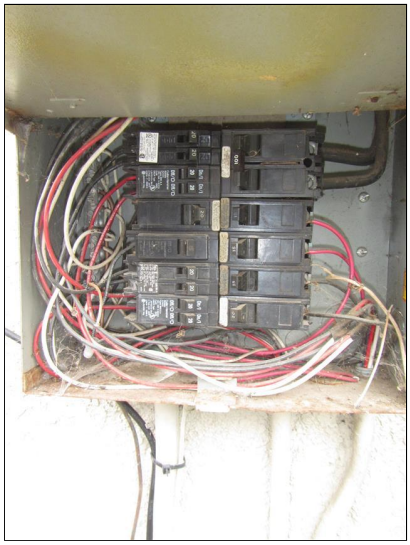
6.0 Main Connection, Circuit Breaker Panels & Wiring

Comments: Modification(s) Recommended, Health & Safety Issue

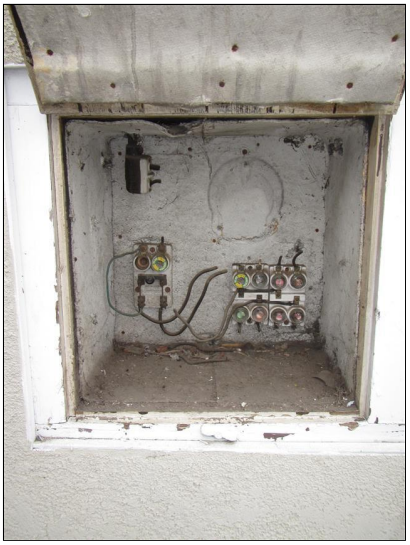
The electrical system has been partially upgraded since the original construction was completed, however a number of elements remain antiquated with respect to modern standards.

The panel and housing for the main electricity supply breaker and individual circuit breakers is located at the meter and was noted to be in serviceable condition (Picture 1). The service is rated to 100 AMPs which is considered relatively low by modern standards. The panel cover was missing. This presents a serious safety hazard. Wire to breaker size appears to be correct, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a State of California licensed electrical contractor should be consulted.

Recommendations: Replace the panel cover. Label all circuit breakers at the replacement panel cover with appropriate information. It may be desirable to upgrade the capacity of the system depending on demand.



6.0 (Picture 1).

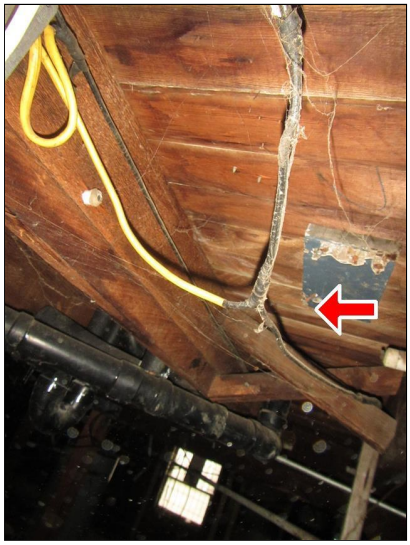


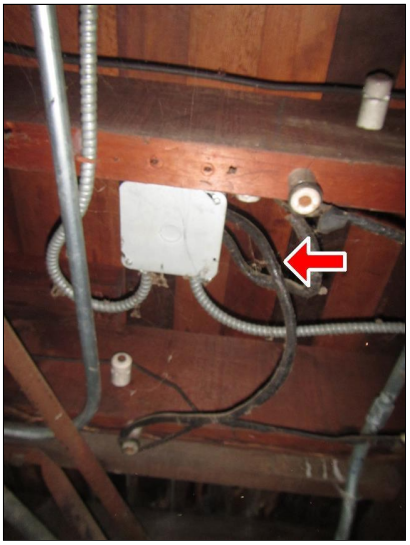
6.0 (Picture 2).

The former electrical fuse box at the left side of the building at the exterior is obsolete. This area appears to be insulated with asbestos-containing material (Picture 2).

Recommendations: Asbestos-containing materials should not be disturbed or removed except by a specialist contractor wearing suitable protection. Do not attempt removal of the this material. It would be advisable to encapsulate this material in order to prevent degradation of the asbestos or remove it. If in doubt, consult an appropriate State of California-licensed contractor prior to the close of Escrow.

Antiquated Knob and Tube (K&T) wiring was found in the subarea. The knob and tube wiring was directly spliced to the modern cable in these areas (Picture 3&4). It was not clear exactly how much of the original knob and tube wiring remains in use or which circuits are thus served. However, the number of ungrounded outlets at the interior indicates that a noteworthy proportion are served by the original wiring. (*Note: See section 6.1*).
Recommendations: It may be desirable to upgrade the remaining antiquated wiring to modern ground-carrying cable. See also section 6.1.


6.0 (Picture 3).


6.0 (Picture 4).

6.1 Outlets, Switches & Fixtures

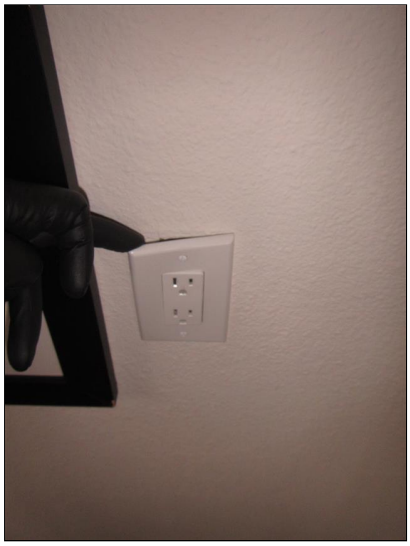
Comments: Minor Repairs Required

The overall condition of the accessible fixtures, switches and outlets was noted to be serviceable. All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and open grounds. Several outlets were inaccessible due to the placement of furniture and/or stored items or because sensitive equipment was connected. Cover plates were intact at all accessible outlets and light switches.

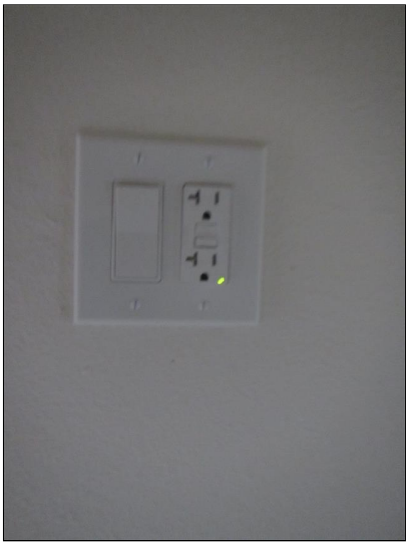
Open grounds were found at most 3-pin receptacles located in the dining and laundry areas and the rear bedroom. Open grounds typically occur when 2-pin receptacles are replaced with a modern outlet without connecting an additional ground wire.
Recommendations: Connect the appropriate outlet(s) to ground OR install Ground Fault Circuit Interrupter (GFCI) devices at these outlets. The former option is likely to require re-wiring of the relevant areas (see above).

Outlets in the kitchen and both bathrooms are protected by Ground Fault Circuit Interrupter (GFCI) type device(s). GFCI protection is recommended at all outlets located within six (6) feet of a water source; typically this includes bathroom(s), kitchen(s) and areas where sinks are located.

One (1) loose outlet was found in the rear bedroom (Picture 1). The hallway bathroom outlet/light switch was not straight
Recommendations: Secure all loose outlet(s) and/or light switch(es).



6.1 (Picture 1).



6.1 (Picture 2).



6.1 (Picture 3).

The lighting fixture at the laundry area did not respond to any of the easily accessible wall switches in this area (Picture 2). All remaining lighting fixtures were functional.

Maintenance: Replace bulb(s) at lighting fixture(s) and/or make appropriate repairs and/or replacements in order to restore complete functionality.

Please note that no opinion is rendered as to the adequacy or performance of system or compatibility of breakers. We do not trip GFCI or other breakers in order to avoid service interruptions. We do not 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. The electricity supply must always be shutoff before carrying out any electrical maintenance. If in doubt, an appropriately licensed Electrical Contractor should be consulted.

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7. Plumbing Systems

Our review of the plumbing system includes the following items if applicable: main supply line, shutoff valves, 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; plumbing vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; Sump pumps.water heater capacity and operation, seismic strapping, pressure relief valve, overflow and condensation lines, location and clearances of equipment.

Styles & Materials

Location of main shutoff:
Front of building

Water Source:
Public

Supply/Distribution Lines:
Copper

Waste Lines:
ABS plastic
Cast iron
PVC

Water Heater Location:
Subarea

Water Heater Power Source:
Natural gas

Water Heater Capacity:
40 Gallon

Water Heater Year of Manufacture:
2004

Items

7.0 Supply & Waste Lines

Comments: Minor Repairs Required

Incoming water pressure was adequate at all plumbing fixtures. Pipes were examined where visible, which was restricted to portions below sinks inside the house, at the water heater, at the exterior of the building and in the sections of the subarea where plumbing lines were accessible.

The plumbing supply system has been upgraded since the original construction was completed. The main supply line to the home consists of a three-quarter (3/4) inch diameter copper pipe (Picture 1). The main shutoff valve is located at the exterior of the building at the front. The supply pipe consists of copper exclusively in the accessible areas. Those sections of the supply lines which carry heated water have been appropriately insulated (Picture 2).



7.0 (Picture 1).

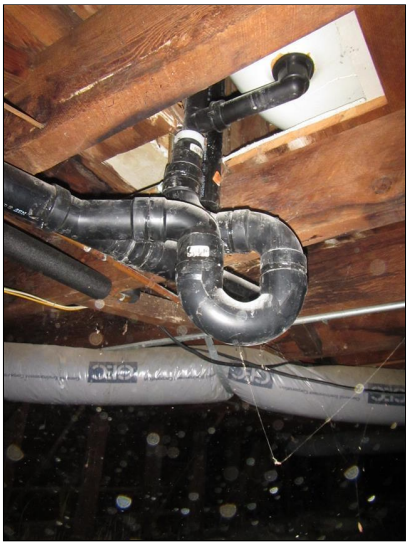


7.0 (Picture 2).

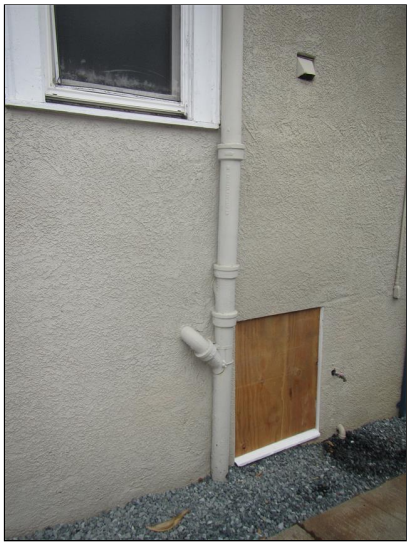
The waste lines accessible below sinks consist of a mixture of modern PVC and ABS plastic pipe (Picture 3). The waste lines accessible below the living space and at the exterior consist of a mixture of modern similar ABS plastic pipe and older cast iron pipe (Picture 4&5). There was some minor corrosion at the cast iron waste lines visible in the subarea (Picture 6).



7.0 (Picture 3).



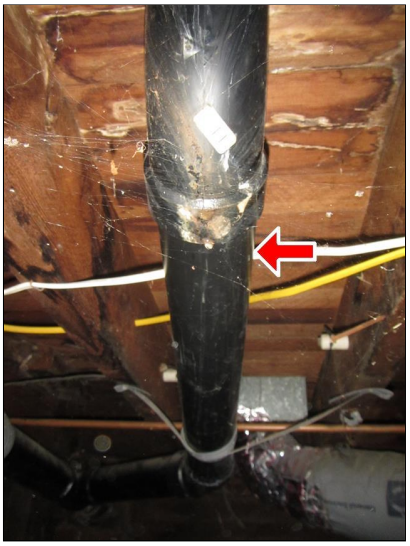
7.0 (Picture 4).



7.0 (Picture 5).



7.0 (Picture 6).



7.0 (Picture 7).

A leak was found at the waste line which serves the toilet in the primary bathroom (Picture 7).
Recommendations: Repair the leak at the noted waste line.

7.1 Water Heater(s)

Comments: Modification(s) Recommended

The water heater is located in the subarea (Picture 1). The presently installed water heater is manufactured under the brand name American Water Heater Company (model #FG6140S403N0; serial #0448100129). The serial number includes the code "0448" which indicates the unit was manufactured in the 48th week of 2004. The water heater is approximately twenty-two (22) years old.
Recommendations: Plan for replacement of the water heater in the near future. It may be desirable to replace the water heater with modern on-demand ("tankless") unit. Preemptive replacement may be desirable.



7.1 (Picture 1).



7.1 (Picture 2).

The water heater was tested by drawing hot water at all appropriate plumbing fixtures and was found to be responsive. The water heater tank is secured with two (2) seismic restraining straps. The natural gas connection and shutoff valve were found to be in serviceable condition. Plumbing lines and the flue appear to be correctly installed at the top of the heater tank. The water heater is equipped with a temperature/pressure relief (TPR) valve. This is an important safety device and should not be tampered with. The TPR valve appears to be properly installed. Piping from the valve is routed to the exterior where it terminates between six (6) and twenty-four (24) inches above the ground. The exit pipe is an important safety feature, which should not be moved or blocked off.

Maintenance: It is considered good practice to have all gas-fired appliances inspected annually by a qualified engineer or gas safety specialist. Contact PG&E at 1-800-PGE-5000 or pge.com for additional information.

The water heater flue is essentially horizontal in the section where it passes through the subarea (Picture 2). This is not recommended for efficient venting of exhaust gases.

Recommendations: Make changes to the flue in order to achieve a continuous vertical rise across the entire length and/or relocate the point where the flue passes through to the exterior.

Please note that no opinion is rendered as to the adequacy or performance of the plumbing system. Examination of supply and waste piping is restricted to what is readily visible in accessible areas of the property.

8. Heating, Cooling & Ventilation System(s)

Our review of the heating, ventilation and air conditioning systems includes the following items if applicable: flue pipe connections, shutoff valves, gas lines, thermostatic controls, heating and cooling system operation, filters, ventilation, ducting, fireplace damper, hearth, facing and box.

Styles & Materials

Heating Type:
Forced air

Fuel Source:
Natural gas

Appliance Location:
Subarea

Filter Location:
Compartment at base of furnace

Thermostat Location:
Wall in dining area

Types of Fireplaces:
No functional fireplaces

Cooling Type:
Ceiling fan(s)

Items

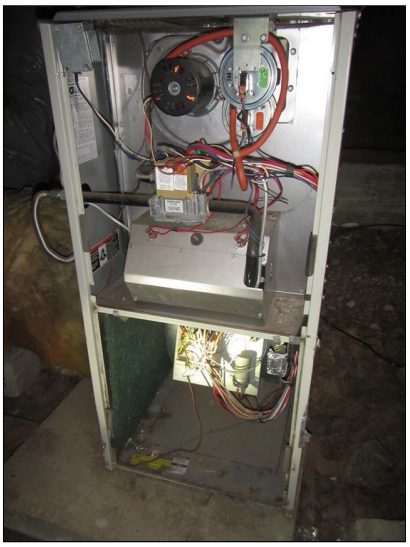
8.0 Heating System(s)

Comments: Inspected

The home is heated by a natural gas-fired forced-air furnace located in the subarea (Picture 1). The presently installed furnace is manufactured under the brand name International Comfort Products (model #NTP6075GFA1; serial #L984273831). The serial # includes the code "9842" which indicates the unit was manufactured in the 42nd week of 1998. The furnace is approximately twenty-eight (28) years old. There was no evidence of corrosion behind the front panel(s) (Picture 2).



8.0 (Picture 1).



8.0 (Picture 2).



8.0 (Picture 3).

The natural gas supply was connected to the furnace at the time of the inspection. The furnace was operated by raising the desired temperature at the thermostat. The furnace responded and circulated warm air to all vents with the exception of the rear bedroom where the duct has been removed (Picture 3). The furnace area is adequately vented. The flue connection appears to be proper as readily visible above the furnace. Access to the heat exchange areas is so limited that no assessment of the condition of the heat exchanger(s) can be made. The furnace gas supply line and gas shutoff valve appear to be in serviceable condition.

Recommendations: It may be desirable to replace the duct which serves the rear bedroom. The air-filter should be changed after transfer of the property and at least every twelve (12) months thereafter; some air-filter manufacturers recommend more frequent filter changes. It is considered good practice to have all gas-fired appliances inspected annually by a qualified engineer or gas safety specialist. Contact PG&E at 1-800-PGE-5000 for additional information.

8.1 Chimney(s) & Fireplace(s)

Comments: Further Inspection Recommended, Modification(s) Recommended

The exterior of the chimney was inspected from the ground and from the roof and found to be in serviceable condition (Picture 1). The chimney has been finished with the same stucco as the rest of the building. (*Note: See section 3.1*). The stucco was was cracked at the base of the chimney and has been repaired in several places (Picture 2&3). The flashing where the roof meets the chimney is in serviceable condition. No spark arrestor or rain cap was present at the top of the chimney (Picture 4). In addition to reducing the risk of roof fires, the arrestor cap prevents rain water entering the chimney. The upper section of the chimney was not braced to the building/roof.

Recommendations: Install a spark arrestor and a rain cap at the chimney prior to operation of the fireplace OR permanently seal the top of the flue. Installation of bracing between the upper section of the chimney and the building/ roof may be desirable.



8.1 (Picture 1).



8.1 (Picture 2).



8.1 (Picture 3).



8.1 (Picture 4).



8.1 (Picture 5).



8.1 (Picture 6).

The fireplace, hearth and facing were found to be in serviceable to good condition (Picture 5). The firebox was found to be in serviceable condition. The cover was missing from the ash cleanout at the base of the firebox (Picture 6). No damper was present. The type of flue opening prevented a thorough inspection of the flue, and no opinion is offered as to the condition of the flue interior. No opinion is offered as to the shape and/or design of the fireplace and its ability to draw air.

Recommendations: Install a damper OR permanently seal the firebox at the base of the flue. Note: no opinion is offered

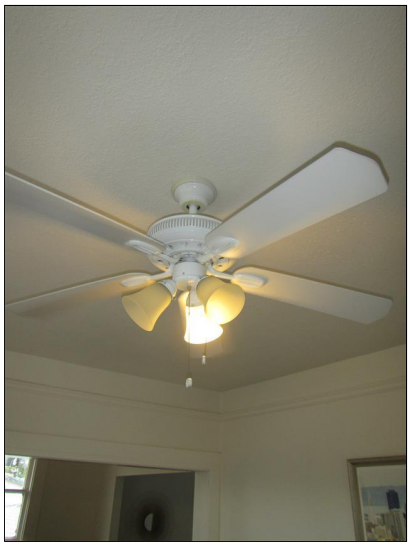
as to the actual condition of the flue or its ability to draw air since it was not inspected. Inspection, and if necessary, cleaning of the fireplace and flue by an appropriate professional prior to operation is highly recommended. Replace the cover at the ash cleanout OR fill the void at the firebox.

8.2 Cooling System(s)

Comments: Maintenance Suggestion(s)

The combination ceiling fan/lighting fixture in the living area was tested and found to be fully functional (Picture 1). One (1) or more bulb(s) were out at the lighting fixture(s).

Maintenance: Replace bulb(s) at the ceiling fan lighting fixture(s) as appropriate and/or make repairs in order to restore functionality.



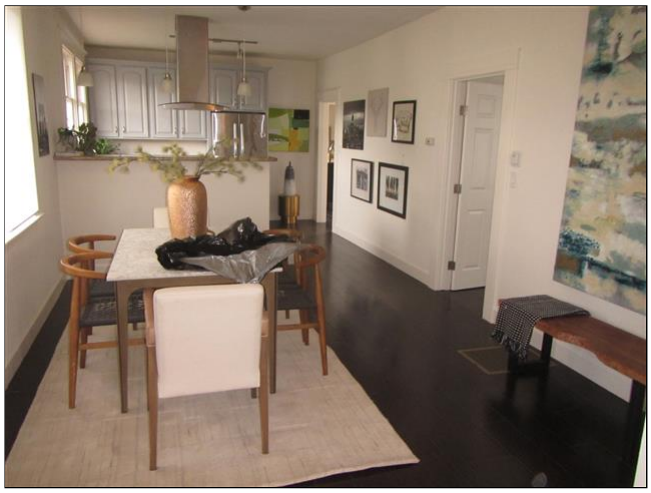
8.2 (Picture 1).

Please note that no opinion is offered as to the adequacy and performance/balance of any of the HVAC systems. If a complete evaluation of furnace heat exchangers is desired, a licensed HVAC Contractor or PG&E should be consulted at 1-800-PGE-5000. Typically the fireplace flue is not visible; therefore no representation is made as to the actual condition of the flue beyond what is clearly visible. We do not 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.

9. Interior

Our review of the interior includes the following items if applicable: ceilings, interior walls, floors, interior doors, closet doors, window hardware; stairs, banisters and handrails; ceiling/exhaust fans.





Items

9.0 Walls & Ceilings

Comments: Inspected

The interior was found to be in generally good condition. The overall condition of the interior walls was noted to be generally good with no significant examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Large sections of the walls were obscured by furnishings and stored items. Some sections of the baseboards were mismatched at the rear bedroom (Picture 1&2). The overall condition of the ceilings was noted to be good with no signs of water intrusion or serious marks. Walls and ceilings have been recently re-painted.



9.0 (Picture 1).

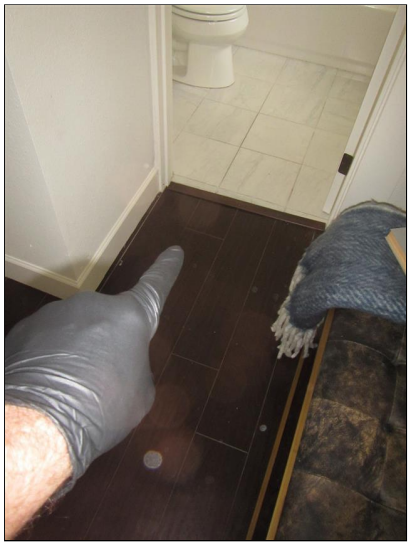


9.0 (Picture 2).

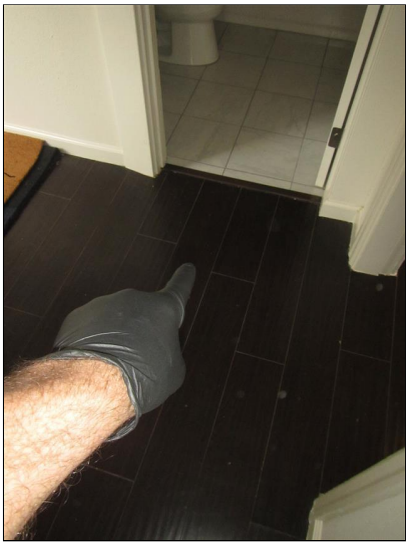
9.1 Floor Coverings

Comments: Inspected

There were several areas where the surface of the floors was not level, most notably at the at the rear of the primary bedroom and at the rear hallway (Picture 1&2). No predominant direction of slope was established. Large sections of the floors were obscured by furnishings and/or stored items.

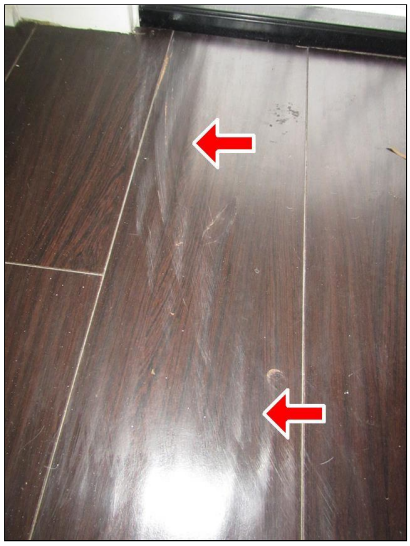


9.1 (Picture 1).

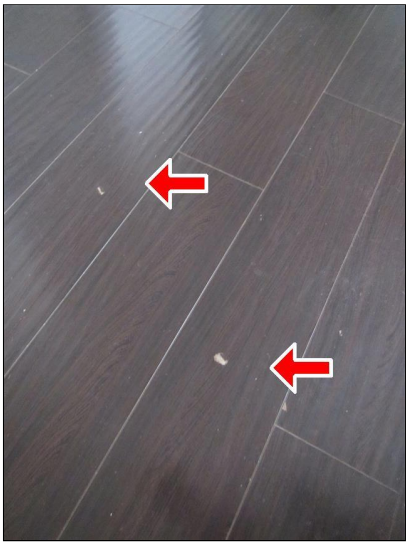


9.1 (Picture 2).

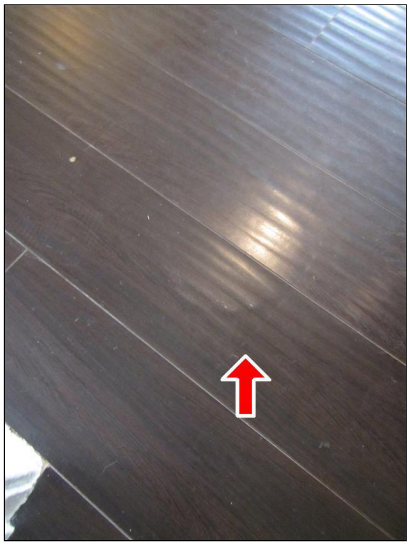
Laminate floor coverings throughout the interior were in generally serviceable to good condition with a number of marks, scratches and minor damage in the visible areas (Picture 4-6).



9.1 (Picture 3).



9.1 (Picture 4).



9.1 (Picture 5).

The floor tile in the kitchen and primary bathroom was in good condition with no cracked, chipped or loose tiles (Picture 7&8). One (1) cracked tile was found in the hallway bathroom. No loose or damaged grout was noted.

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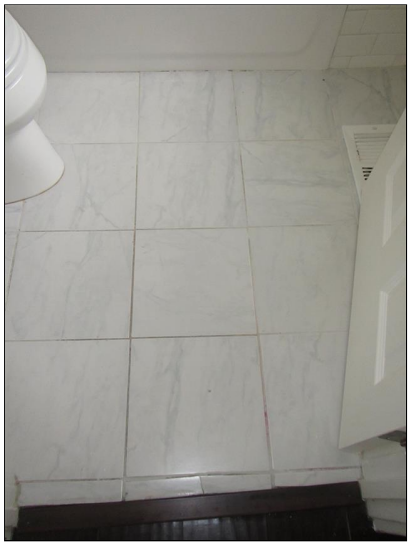
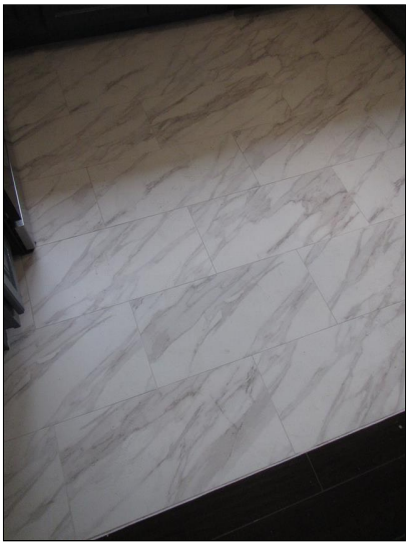
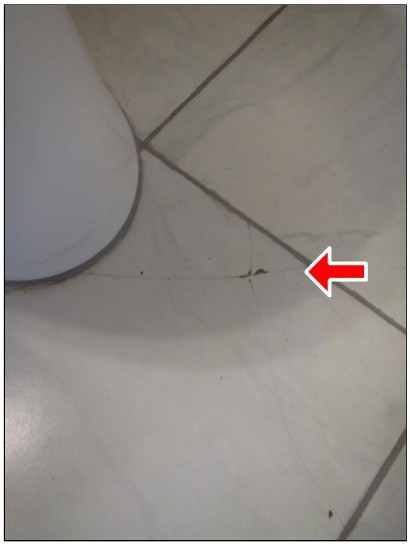

9.1 (Picture 6).


9.1 (Picture 7).


9.1 (Picture 8).

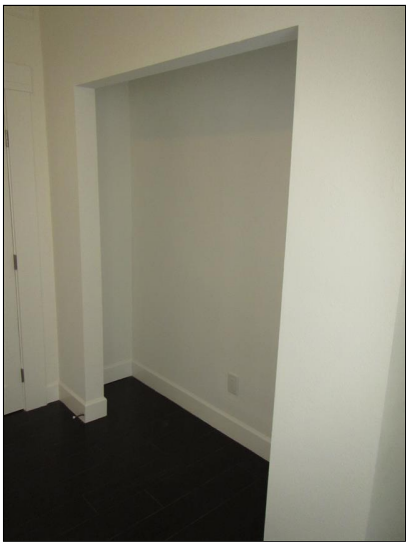
9.2 Interior Doors

Comments: Inspected

The overall condition of the interior and closet doors was noted to be good. All interior and closet doors were functional and easy to operate. Handles and latches were present and functional throughout. The doors at the rear of the kitchen and at both bedroom closets have been removed (Picture 1-3).

Recommendations: Replacement of missing door(s) may be desirable.


9.2 (Picture 1).


9.2 (Picture 2).


9.2 (Picture 3).

9.3 Smoke Detectors

Comments: Health & Safety Issue

The testing of smoke detectors extends to checking electrical response via the "self-test" button (where present ONLY). It is important to note that the "self-test" button can only verify the presence of a power source, and not the ability to actually detect smoke. We do not test Sprinkler Systems. We do not test Alarm Systems.

Insufficient smoke detectors were present, and of those which were, one (1) or more were antiquated ionization-type unit(s) (Picture 1). Smoke detectors are required in all bedroom(s) and in area(s) outside of bedrooms.

Recommendation: Install modern photoelectric-type smoke detectors with ten (10) year batteries in each of the bedrooms and in area(s) outside of bedrooms. Periodic testing of smoke detectors is highly recommended.



9.3 (Picture 1).

9.4 Carbon Monoxide Detectors

Comments: Inspected

The testing of Carbon Monoxide (CO) detectors extends to checking electrical response via the “self-test” button (where present ONLY). It is important to note that the “self-test” button can only verify the presence of a power source, and not the ability to actually detect CO.

An appropriate CO detector was present at the interior and was found to be responsive when tested.

Maintenance: Periodic testing of CO detectors is highly recommended.

Please note that we do not move furniture or other stored items including carpets and rugs.

10. Kitchen(s)

Our review of the kitchen includes the following items if applicable: sink and faucets, waste disposal; oven elements, stove top elements; extractor/hood operation and grease filter; dishwasher; trash compactor; counter tops, cabinets and drawers; fire extinguisher.





Items

10.0 Countertops and Cabinets

Comments: Inspected

The built-in cabinets were found to be in overall serviceable condition. Drawers and cabinet doors were all fully operable. Cabinet hardware was installed throughout and was fully functional. There was some cosmetic damage at the interior of the cabinets and/or drawers. Cabinets have been recently re-painted. Countertops were found to be in overall serviceable to good condition.

10.1 Sink(s), Disposal(s) & Dishwasher

Comments: Inspected

The sink was found to be in serviceable to good condition with no signs of leaks around the sink, at the drain line, or in the cabinet below the sink. Plumbing fixtures were fully operable.

The garbage disposal unit was operated and found to run quietly.

The dishwasher was run for an extended period and found to operate and drain without leaking; a full cycle was not completed. An appropriate air gap installation was present at the dishwasher/garbage disposal drain line. The dishwasher was noisy when operating. This is an indication of a worn unit.

Recommendations: Replacement of the dishwasher may be desirable.

10.2 Ranges, Ovens, Cooktops & Extractors

Comments: Modification(s) Recommended

The natural gas-fired burners, oven and broiler were tested and found to be functional. The automatic spark generator was working correctly. The oven lighting fixture was not working.

Maintenance: Replace the bulb at the oven lighting fixture and/or make appropriate repairs to restore functionality.

The stove gas line shutoff valve is not accessible when the stove unit is installed. An appropriate shutoff valve should be located in an accessible position adjacent to the stove, locations inside the adjacent cabinets or behind adjacent drawers are acceptable.

Recommendations: Install an appropriate shutoff valve in an accessible position adjacent to the stove.

The stove was not secured with an appropriate anti-tip device. This presents a safety hazard.

Recommendations: Install an appropriate anti-tip device at the stove.

The exhaust extractor unit mounted above the stove top was operated and found to run quietly with a choice of speeds. This type of unit vents to the exterior. The light inside the hood was functional.

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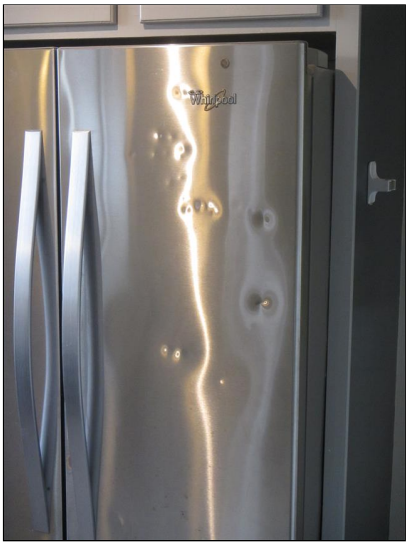
10.3 Refrigerator(s)

Comments: Inspected

The refrigerator/freezer appears to be in working order. No leaks were noted. The ice maker was not connected. It was not clear whether a plumbing supply line for an ice maker was present. There was some cosmetic damage to the exterior of the appliance (Picture 1).



10.3 (Picture 1).

10.4 Fire Extinguisher

Comments: Modification(s) Recommended

No easily accessible fire extinguisher was present in the kitchen.

Recommendations: It is advisable to keep a multi-purpose fire extinguisher in an easily accessible location within the kitchen at all times in case of fire. A high percentage of household fires start in kitchen areas.

Please note that we do not inspect microwave ovens, clocks or timers. We do not operate self-cleaning oven cycles. The dishwasher may not have been operated through a full cycle. Water shutoff valves are not opened due to the high potential for subsequent leakage.

11. Laundry

Styles & Materials

Laundry Location(s):	Clothes Dryer Connection(s):	Clothes Dryer Vent(s):
Rear of building	Natural gas	At exterior wall

Items

11.0 Laundry Connections

Comments: Modification(s) Recommended

The laundry area is located at the rear of the building (Picture 1). Plumbing supply and drain connections were available for the washing machine. No washing machine water supply hoses were present; braided steel hoses are recommended.



11.0 (Picture 1).

There is a natural gas line present in the laundry area for connection of an appropriate gas-powered clothes dryer. The gas line was not capped. Capping is recommended where natural gas lines are not in use. No 220 Volt electrical outlet was present.

Recommendations: Install a threaded steel cap at the gas line when not in use.

The dryer air vent may be routed to the exterior via the wall in the laundry area.

Maintenance: Periodic cleaning of the dryer vent ducting helps prevent blockages which reduce dryer efficiency and can, in extreme circumstances, constitute a fire hazard.

11.1 Laundry Ventilation

Comments: Inspected

There was no exhaust extractor fan in the laundry area. The laundry closet door(s) were not vented. Ventilation in the laundry area is poor.

Recommendations: It may be desirable to install an exhaust extractor fan or vented closet door(s) at the laundry closet OR to operate the laundry appliances with the door(s) open.

11.2 Laundry Sink & Cabinets

Comments: Not Present

There was no dedicated sink or cabinets present in the laundry area.

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12. Bathroom(s)

Styles & Materials

Primary Bathroom:

- Toilet
- Sink/vanity unit
- Bathtub
- Over-tub shower

Hallway Bathroom:

- Toilet
- Sink/vanity unit
- Bathtub
- Over-tub shower
- Exhaust extractor fan(s)

Items

12.0 Primary Bathroom

Comments: Minor Repairs Required

The bathroom was found to be in generally serviceable to good condition. Water supply was connected to all fixtures in this bathroom.



12.0 (Picture 1).



12.0 (Picture 2).



12.0 (Picture 3).

The shower unit was operated and found not to leak at the showerhead. The wall tile and/or shower surround extends above the showerhead. No shower enclosure was present.

Recommendations: Install an appropriate enclosure or curtain at the shower.

The bathtub was tested and found not to leak inside the bathroom. There was some minor cosmetic damage to the surface of the tub (Picture 2). The mechanical stop at the tub/shower faucet was non-functional. Tub spout was secure.

Recommendations: Repair or replace the faucet.

The toilet was securely fitted to the floor and refilled properly after being flushed. The toilet is not the latest low-flow model, and requires 1.60 Gallons of water per flush, marginally more than the recommended 1.28 Gallons.

Recommendations: Replacement of the toilet with a more modern low-flow model may be desirable.

The sink was tested and found not to leak at the drain line or around the sink. The sink and/or backsplash were secure at the wall and appropriately caulked. The sink was very slow to drain.

Recommendations: Clear the blockage at the sink drain line.

The vanity cabinet below the sink was found to be in serviceable to good condition. There was some minor damage to the lower section of the cabinet (Picture 3). Doors and/or drawer(s) were fully functional. Hardware was fully installed.

No exhaust extractor unit was present. Ventilation in the bathroom is provided by the window.

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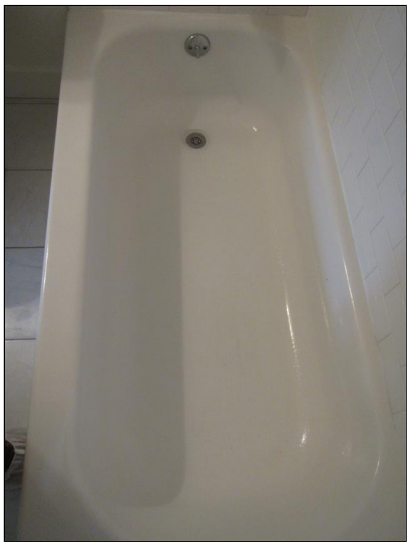
12.1 Hallway Bathroom

Comments: Minor Repairs Required

The bathroom was found to be in generally serviceable to good condition. Water supply was connected to all fixtures in this bathroom.



12.1 (Picture 1).



12.1 (Picture 2).



12.1 (Picture 3).

The shower unit was operated and found not to leak at the showerhead. The wall tile and/or shower surround extends above the showerhead. No shower enclosure was present.

Recommendations: Install an appropriate enclosure or curtain at the shower.

The bathtub was tested and found not to leak inside the bathroom. Tub faucet(s) and spout were secure and functional. The surface of the tub was in good condition (Picture 2). There was a minor leak at the tub spout/shower diverter valve; water was discharged at the tub spout when the shower was operated.

Recommendations: Repair the leak at the tub spout/shower diverter valve or replace the fixture.

The toilet was securely fitted to the floor and refilled properly after being flushed. The toilet is not the latest low-flow model, and requires 1.60 Gallons of water per flush, marginally more than the recommended 1.28 Gallons.

Recommendations: Replacement of the toilet with a more modern low-flow model may be desirable.

The sink was tested and found not to leak at the drain line or around the sink. The sink and/or backsplash were secure at the wall and appropriately caulked. The sink was very slow to drain. The sink drain stopper mechanism was broken, missing and/or did not seal correctly.

Recommendations: Clear the blockage at the sink drain line. Repair or replace the sink drain stopper mechanism.

The vanity cabinet below the sink was found to be in serviceable to good condition. Doors and/or drawer(s) were fully functional. Hardware was fully installed.

The exhaust extractor is controlled by the same switch as the bathroom light(s). The extractor was found to be somewhat noisy when operating. This is an indication of a worn and/or blocked unit.

Recommendations: Replacement of the extractor unit may be desirable.

Report Summary #20263272

Date of Inspection: 11/2/2026

For the Property located at:
3168 Cuthbert Avenue
Oakland CA 94602

For the Exclusive use of:
Liz Phillips
Morgan Phillips

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.

1. Introduction

1.2 Comments on Utility Connections

Modification(s) Recommended

There was no wrench or similar tool with which the gas supply may be manually shutoff located at the gas meter. It is considered good practice to keep an appropriate tool close to the meter.
Recommendation: Attach an appropriate wrench to the gas meter with a length of wire or cord.

2. Grounds

2.1 Lot Enclosure

Minor Repairs Required

The enclosures at the sides and rear of the lot consists of a mixture of wood panel and chain link fences and steel railings. The sections of the fence at the rear right of the lot was leaning (Picture 1). The remainder of the enclosure was upright and securely supported (Picture 2&3). Vegetation was encroaching on the fences in several areas. No gates were present.
Recommendations: Repair or replace the leaning and/or damaged sections of the enclosure.

3. Exterior

3.1 Exterior Walls

Minor Repairs Required

The stucco exterior walls were found to be in generally good condition (Picture 1&2). The paint was found to be in overall good condition with no significant cracking or peeling. There were no significant examples of cracks and/or repaired cracks in the stucco. An opening in the stucco at the base or the right side wall towards the rear has been

filled with unfinished plywood (Picture 3). Vegetation was encroaching on the stucco at the front of the building.
Recommendations: Paint or apply alternative finish to the exposed plywood. It may be desirable to patch the stucco in this area. Remove all vegetation within several feet of the building.
The wood shingles were found to be in generally serviceable condition (Picture 7). There were no loose or lifting shingles. A number of rear-facing shingles were cracked or damaged (Picture 8). The paint was worn and/or peeling throughout the shingles. The shingles were free from encroaching vegetation.
Recommendations: Replace the damaged shingles. All loose paint should be removed prior to repainting.

3.2 Trim

Further Inspection Recommended, Minor Repairs Required

The trim consists of eaves, sofits, fascia and exterior frames at windows and doors. The overall condition of the trim was noted to be adequate to serviceable. There were several examples of moisture-related damage and/or peeling paint at the trim (Picture 1-5). There were no significant areas of peeling paint.
Recommendations: Replace all damaged wood in the trim and re-paint as required. All loose paint should be removed before repainting. Any exposed untreated wood should be primed and/or painted as appropriate. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of the trim.

3.3 Windows

Minor Repairs Required, Replacement(s) Required

Windows at the entrance hallway, kitchen, laundry area and part of the rear bedroom are single-pane wood-framed units with a mixture of vertical sliding panes and fixed panels (Picture 1&2). The overall condition of the windows was noted to be adequate to serviceable. All sliding windows have been rendered inoperable by the repeated application of paint. Window latches and hardware was intact and functional throughout. The lower pane at the entrance hallway window has been replaced with an acrylic panel (Picture 3). No screens were present.
Recommendations: Make adjustments to the windows as appropriate in order to restore functionality.
Al other windows are modern dual-pane u-PVC-framed units with a mixture of horizontal and vertical sliding panes and fixed panels. The overall condition of the windows was noted to be serviceable to good. All sliding panels were tested and found to be fully operable. Latches were loose at windows in the dining area and primary bedroom (Picture 4). One (1) broken windows was noted at the primary bedroom (Picture 5). The seal was damaged at one (1) window panel in the rear bedroom (Picture 6). Broken seals result in water vapor condensing in the area between the dual panes. All windows were fitted with screens which were found to be in serviceable condition; there were a number of examples of minor damage at the screens.
Recommendations: Replace the broken window. Replace or re-install damaged and/or missing window latches. Replace damaged seal(s) at the noted window panel(s) or replace these window(s) entirely. Torn, damaged or missing screens should be repaired, replaced or re-installed as appropriate.

3.5 Decks, Porches, Balconies & Exterior Stairs

Modification(s) Recommended

The rear right porch and stairs were examined and found to be in serviceable to good condition (Picture 1&2). The deck boards were in serviceable to good condition with no signs of significant damage. The area below the porch was inaccessible. The supporting structure was not evaluated. Drainage provision at the porch was appropriate. The enclosures at the perimeter of the porch and at the stairs were secure and were fitted with appropriately-spaced pickets. The lower handrail was loose. The handrails do not have the recommended turned-over ends (Picture 3). The ends of handrails should be turned-over to prevent snagging of clothes etc.
Recommendations: Modify or replace the existing handrail(s).

4. Foundation

4.0 Foundations

Modification(s) Recommended

In addition to the rotated foundation and bowed exterior walls, evidence of settlement and/or structural movement was noted at the interior of the building including sloping and/or uneven floors. (*Note: See section 9.1*).
Recommendations: Install a permanent central support below the rear addition. Installation of shear walls at appropriate sections of the perimeter may be desirable. It would be advisable to consult with a specialist contractor or qualified Structural Engineer prior to the close of Escrow if a more detailed analysis of the foundation is required.

4.1 Crawl Space(s) & Sub-Area(s)

Further Inspection Recommended

Clearance in the subareas was ample. The subareas were found to be dry. However evidence consistent with water intrusion was noted including efflorescence at the concrete foundations and at the surface of the dirt in the subareas. Efflorescence consists of white deposits and is indicative of water passing through the concrete (Picture 1). The dirt at the surface of the subarea below the addition was cracked at the low point (Picture 2). This is consistent with slow evaporation of water. The subareas may be subject to water infiltration under wet conditions.
Recommendations: Monitor the extent of water infiltration of the subareas under wet conditions. If water infiltration is persistent, it may be desirable to install a sump pump and/or to modify the lot drainage system. A complete site evaluation by a Drainage Expert may be desirable prior to the close of Escrow.

The subfloor was not insulated. Water stained and/or damaged wood was noted in several areas of the structural framing and/or subfloor, most notably below the bathrooms (Picture 3&4).
Recommendations: Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of structural framing members and/or the subfloor in the crawl space.

5. Roof

5.2 Attic

Modification(s) Recommended

The insulation material has been installed with an exposed vapor barrier which is only required when the attic space is heated. In the areas where the exposed vapor barrier is paper this presents a fire hazard (Picture 2).
Recommendations: Remove insulation material OR remove the paper vapor OR cover the insulation material with fire retardant material or plywood etc. This type of insulation produces lots of dust – always wear a dust mask or respirator when entering the attic or when handling insulation material.

6. Electrical Systems

6.0 Main Connection, Circuit Breaker Panels & Wiring

Modification(s) Recommended, Health & Safety Issue

The panel and housing for the main electricity supply breaker and individual circuit breakers is located at the meter and was noted to be in serviceable condition (Picture 1). The service is rated to 100 AMPs which is considered relatively low by modern standards. The panel cover was missing. This presents a serious safety hazard. Wire to breaker size appears to be correct, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a State of California licensed electrical contractor should be consulted.
Recommendations: Replace the panel cover. Label all circuit breakers at the replacement panel cover with appropriate information. It may be desirable to upgrade the capacity of the system depending on demand.

The former electrical fuse box at the left side of the building at the exterior is obsolete. This area appears to be insulated with asbestos-containing material (Picture 2).
Recommendations: Asbestos-containing materials should not be disturbed or removed except by a specialist contractor wearing suitable protection. Do not attempt removal of the this material. It would be advisable to encapsulate this material in order to prevent degradation of the asbestos or remove it. If in doubt, consult an appropriate State of California-licensed contractor prior to the close of Escrow.

Antiquated Knob and Tube (K&T) wiring was found in the subarea. The knob and tube wiring was directly spliced to the modern cable in these areas (Picture 3&4). It was not clear exactly how much of the original knob and tube wiring remains in use or which circuits are thus served. However, the number of ungrounded outlets at the interior indicates that a noteworthy proportion are served by the original wiring. (*Note: See section 6.1*).
Recommendations: It may be desirable to upgrade the remaining antiquated wiring to modern ground-carrying cable. See also section 6.1.

6.1 Outlets, Switches & Fixtures

Minor Repairs Required

Open grounds were found at most 3-pin receptacles located in the dining and laundry areas and the rear bedroom. Open grounds typically occur when 2-pin receptacles are replaced with a modern outlet without connecting an additional ground wire.

Recommendations: Connect the appropriate outlet(s) to ground OR install Ground Fault Circuit Interrupter (GFCI) devices at these outlets. The former option is likely to require re-wiring of the relevant areas (see above).
One (1) loose outlet was found in the rear bedroom (Picture 1). The hallway bathroom outlet/light switch was not straight
Recommendations: Secure all loose outlet(s) and/or light switch(es).

7. Plumbing Systems

7.0 Supply & Waste Lines

Minor Repairs Required

A leak was found at the waste line which serves the toilet in the primary bathroom (Picture 7).
Recommendations: Repair the leak at the noted waste line.

7.1 Water Heater(s)

Modification(s) Recommended

The water heater is located in the subarea (Picture 1). The presently installed water heater is manufactured under the brand name American Water Heater Company (model #FG6140S403N0; serial #0448100129). The serial number includes the code "0448" which indicates the unit was manufactured in the 48th week of 2004. The water heater is approximately twenty-two (22) years old.
Recommendations: Plan for replacement of the water heater in the near future. It may be desirable to replace the water heater with modern on-demand ("tankless") unit. Preemptive replacement may be desirable.
The water heater flue is essentially horizontal in the section where it passes through the subarea (Picture 2). This is not recommended for efficient venting of exhaust gases.
Recommendations: Make changes to the flue in order to achieve a continuous vertical rise across the entire length and/or relocate the point where the flue passes through to the exterior.

8. Heating, Cooling & Ventilation System(s)

8.1 Chimney(s) & Fireplace(s)

Further Inspection Recommended, Modification(s) Recommended

The fireplace, hearth and facing were found to be in serviceable to good condition (Picture 5). The firebox was found to be in serviceable condition. The cover was missing from the ash cleanout at the base of the firebox (Picture 6). No damper was present. The type of flue opening prevented a thorough inspection of the flue, and no opinion is offered as to the condition of the flue interior. No opinion is offered as to the shape and/or design of the fireplace and its ability to draw air.
Recommendations: Install a damper OR permanently seal the firebox at the base of the flue. Note: no opinion is offered as to the actual condition of the flue or its ability to draw air since it was not inspected. Inspection, and if necessary, cleaning of the fireplace and flue by an appropriate professional prior to operation is highly recommended. Replace the cover at the ash cleanout OR fill the void at the firebox.

9. Interior

9.3 Smoke Detectors

Health & Safety Issue

The testing of smoke detectors extends to checking electrical response via the “self-test” button (where present ONLY). It is important to note that the “self-test” button can only verify the presence of a power source, and not the ability to actually detect smoke. We do not test Sprinkler Systems. We do not test Alarm Systems.
Insufficient smoke detectors were present, and of those which were, one (1) or more were antiquated ionization-type unit(s) (Picture 1). Smoke detectors are required in all bedroom(s) and in area(s) outside of bedrooms.
Recommendation: Install modern photoelectric-type smoke detectors with ten (10) year batteries in each of the bedrooms and in area(s) outside of bedrooms. Periodic testing of smoke detectors is highly recommended.

10. Kitchen(s)

10.2 Ranges, Ovens, Cooktops & Extractors

Modification(s) Recommended

The stove gas line shutoff valve is not accessible when the stove unit is installed. An appropriate shutoff valve should be located in an accessible position adjacent to the stove, locations inside the adjacent cabinets or behind adjacent drawers are acceptable.
Recommendations: Install an appropriate shutoff valve in an accessible position adjacent to the stove.

The stove was not secured with an appropriate anti-tip device. This presents a safety hazard.
Recommendations: Install an appropriate anti-tip device at the stove.

10.4 Fire Extinguisher

Modification(s) Recommended

No easily accessible fire extinguisher was present in the kitchen.
Recommendations: It is advisable to keep a multi-purpose fire extinguisher in an easily accessible location within the kitchen at all times in case of fire. A high percentage of household fires start in kitchen areas.

11. Laundry

11.0 Laundry Connections

Modification(s) Recommended

There is a natural gas line present in the laundry area for connection of an appropriate gas-powered clothes dryer. The gas line was not capped. Capping is recommended where natural gas lines are not in use. No 220 Volt electrical outlet was present.
Recommendations: Install a threaded steel cap at the gas line when not in use.

12. Bathroom(s)

12.0 Primary Bathroom

Minor Repairs Required

The bathtub was tested and found not to leak inside the bathroom. There was some minor cosmetic damage to the surface of the tub (Picture 2). The mechanical stop at the tub/shower faucet was non-functional. Tub spout was secure.
Recommendations: Repair or replace the faucet.

The sink was tested and found not to leak at the drain line or around the sink. The sink and/or backsplash were secure at the wall and appropriately caulked. The sink was very slow to drain.
Recommendations: Clear the blockage at the sink drain line.

12.1 Hallway Bathroom

Minor Repairs Required

The bathtub was tested and found not to leak inside the bathroom. Tub faucet(s) and spout were secure and functional. The surface of the tub was in good condition (Picture 2). There was a minor leak at the tub spout/shower diverter valve; water was discharged at the tub spout when the shower was operated.
Recommendations: Repair the leak at the tub spout/shower diverter valve or replace the fixture.

The sink was tested and found not to leak at the drain line or around the sink. The sink and/or backsplash were secure at the wall and appropriately caulked. The sink was very slow to drain. The sink drain stopper mechanism was broken, missing and/or did not seal correctly.
Recommendations: Clear the blockage at the sink drain line. Repair or replace the sink drain stopper mechanism.

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, vermin, 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.

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Terms & Conditions

The **primary purpose** of the inspection is to enhance the Client's information and knowledge about the building. This inspection is not a substitute for any property disclosure statements required by law or lending institution; nor does it substitute for or replace any disclosure obligation of the seller. The Inspector has no present or contemplated future interest in the property to be inspected.

The inspection will not commence until the Inspector receives this agreement, signed by the Client. Prior to the inspection, the Client will notify the buying/listing or building's agent, or owner of the property, of the date and time of the inspection. Client will ensure that all utilities are turned on prior to the inspection. Client hereby represents and warrants that all approvals necessary have been secured for the Inspector's entrance onto the property. The inspection and report is only for the subject building listed above. Any other structures will be subject to further negotiation and additional fees.

Fees & Cancellation Policy: The Client, for the completion and delivery of the inspection report described herein, agrees to pay to the Inspector the sum listed above. Payment is due at the time of the inspection. Checks should be made payable to "Ian Westmoreland". If Client defers payment until a later date, the Inspector may withhold the report until payment is received. If a second visit to the property is required in order to complete the inspection, for any reason beyond the inspector's control, a revisit fee of $150.00 will be charged. Re-¬inspections of the subject property as requested by the Client for any reason shall be bound by this agreement. If the inspection appointment is canceled or rescheduled with less than twenty four (24) hours notice a revisit fee of $150.00 will be charged. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of The Inspector of the structure. As it may relate to this building inspection, Inspector may offer comments as a courtesy, but these comments will not comprise the bargained-for report. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the assurance of the written report. The report will be hand ¬delivered, faxed, emailed or posted by mail to the Client no later than forty eight (48) hours from the end of the inspection. Client understands and agrees that Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

Scope and Limitations: Inspector agrees to perform a visual inspection of the building and to provide Client with a written inspection report identifying the defects that Inspector both observed and deemed material. Where accessible, Inspector will view a representative sample of the building components covered under this inspection to be used in the preparation of the written inspection report. Areas that are not readily accessible or visible to the Inspector are not included in this inspection or report. Conditions that can only be discovered by invasive methods, removal of materials or dismantling of systems are not included. The Inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area where the opening is less than 24 inches high and wide or as the Inspector deems unsafe.

As noted above, this building inspection is visual only. In certain instances, Inspector may engage or deploy certain mechanical or other systems in the building for purposes of preparing the written inspection report. However, it is not possible to engage or deploy many systems in a building, including

fire suppression systems, and thus determination of whether such systems are properly functioning or otherwise in need of repair, replacement or maintenance is beyond the scope of this basic building inspection. The Inspector will not turn on circuit breakers or valves or plug¬ in or otherwise make connections in order to operate any device, appliance or system.

The Inspector will not report on or inspect cosmetic/aesthetic defects which include but are not limited to the following: foggy window panes; scratches; small holes; defective carpet; typical minor cracks found in concrete, stucco, asphalt; painting requirements when structural damage is not imminent and other minor defects which have no bearing on the structural integrity of the property.

The inspection does not include appliances or equipment that are present such as, but not limited to, swimming pools, saunas, spas, the structures relating to those items, docks, water softeners, freezers, refrigeration units, water treatment systems, playground equipment, fences, awnings, central vacuum systems, wood stoves, gas logs, space heaters, solar heating systems, wells, well pumps, septic systems or other water storage devices.

This is not a code inspection. The Inspector does not report on compliance or non¬compliance with any applicable building, electrical, mechanical or plumbing codes in effect at the time of construction or this report. The Inspector does not conduct testing for the presence of potential dangers arising from water quality or quantity, asbestos, lead paint, formaldehyde, molds, radon gas, soil contamination, insect infestation, or any other tests. The Inspector does not test or determine the presence of toxins or environmental hazards or violations.

If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, Client understands that such structures have unique characteristics that make it impossible for an Inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

Do not consider this inspection to be an implied warranty that any or all systems and material conditions are or will be problem¬ free. Deficiencies and defects, which are latent or concealed, are excluded from the inspection.

Inspection Standards: Unless otherwise inconsistent with this Agreement or not possible, Inspector agrees to perform the inspection in accordance with InterNACHI's International Standards of Practice for Inspecting Residenetial and/or Commercial Properties, a copy of which will be furnished on request, or can be viewed on the internet at www.nachi.org. Although Inspector agrees to follow these standards, Client understands that these standards contain certain limitations, exceptions, and exclusions. Client also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over Inspector or representations made by Inspector and does not supervise Inspector. Inspector does not perform engineering, construction, architectural, plumbing, electrical or any other job function requiring an occupational license in the State of California. Where noted in the written inspection report, Inspector may recommend, and Client acknowledges that such may be necessary, that Client hire a professional engineer, or other qualified and licensed professional, to provide an independent inspection and analysis of certain elements that may be beyond the scope of this basic building inspection.

Use by Others: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the

confidentiality of the inspection report and agrees not to disclose any part of it to any third party not involved in the transaction. Client may distribute copies of the inspection report to any other party directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said parties directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend and hold Inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Limitation of Liability: Inspector’s inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law.

Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of Inspector, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees and expenses and payments arising out of or related to the Inspector’s negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the Inspector, and this liability shall be exclusive. Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the building even if the Client has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the Inspector and Client; and (iii) to enable the Inspector to perform the inspection at the stated fee.

Arbitration Clause: Any dispute, controversy, interpretation of claim including claims for, but not limited to, breach of contract, fraud, or misrepresentation or any other theory of liability arising out of, from or related to, this Agreement 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 there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

Disputes: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the 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.

The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the Inspector has its principal place of business. In the event that Client fails to prove any adverse claims against Inspector in a court of law, Client agrees to pay all legal costs, expenses and fees of Inspector in defending said claims. Client further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or Inspector’s relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

Attorney’s Fees: In the event legal proceedings are instituted against the Client by Inspector Ian/ Inspector for payment of inspection fee or any dispute arising out of this agreement, the inspection, or report(s), including proceedings instituted by the Client against Inspector Ian/Inspector, then the Client agrees to pay all Court costs attorney's fees, arbitrator fees and other related costs incident to such proceedings, if judgment is in favor of Inspector Ian/Inspector.

Severability: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this Agreement is void, or unenforceable, the remaining provisions and portions shall remain in full force and effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of Inspector or its agents shall be binding unless reduced to writing and signed by Inspector. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. Client shall have no cause of action against Inspector after one year from the date of the inspection.

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