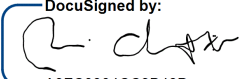


# HomeShield Inspections

## October 27th 2023, 12:30 pm

Inspection performed by:

**Eric Hauger**

DocuSigned by:  
  
A9FC0904CC3B48D...

### General Information

**BUILDING ADDRESS:** 2245 High St.

**CITY:** Oakland

**STATE:** CA

**ZIP CODE:**

**INSPECTION DESCRIPTION:**

**SQUARE FOOTAGE:** 1254

**Picture:**



11/15/2023 | 9:26 PM PST

**Has the PRE-INSPECTION AGREEMENT been signed by the client?**

Yes

**Is the client present for the inspection?**

Yes

**Is the real estate agent present for the inspection?**

Yes

## EXTERNAL AMENITIES

**GATE** Fair

Notes:

Gate does lock but out of the 3 latches, one does not latch properly during inspection.



**FENCE** Satisfactory

Notes:

Fence structure is good. Hole at the bottom of the fence as seen in picture. This is not necessarily cause for alarm, but something any homeowner should be aware of.



**POOL** N/A

Notes:

**ROOF**

**ROOF TYPE** Gable

Notes:



**ROOF MATERIAL** Asphalt Shingles

Notes:



**SHINGLES MISSING / DAMAGED? Fair**

Notes:

Some roof warping present which could indicate moisture damage. Continue to monitor, if condition deteriorates contact a qualified contractor.



**ROOF INSTALLATION Fair**

Notes:

Keep an eye on roof condition.





**CHIMNEY** Satisfactory

Notes:

No visible cracking on outer chimney. Some de Bree stuck in spark arrestor. This is not necessarily cause for alarm, but something any homeowner should be aware of.



**FLASHING** Satisfactory

Notes:

**GUTTERS AND DRAINAGE** Satisfactory

Notes:

Proper gutter drainage installation.



**SKYLIGHTS / ROOF PENETRATIONS** Satisfactory

Notes:



**MILDEW PRESENT ON ROOF?** No

Notes:

No mildew visible during inspection

## **EXTERIOR**

**SIDING MATERIAL** Stucco

Notes:

Some cracking stucco on the exterior of the home.



**SIDING CONDITION** Fair

Notes:

Some visible horizontal and vertical cracking at the time of inspection. Continue to monitor, if condition deteriorates contact a qualified contractor.





**EAVES** Satisfactory

Notes:

Some damage and paint peeling on wood.



**FASCIA** Satisfactory

Notes:

Paint peeling noted during time of inspection.





**SOFFITS** Satisfactory

Notes:

Paint peeling noted during time of inspection.



**TRIM** Satisfactory

Notes:

Paint peeling noted during time of inspection.



**EXTERIOR DOORS** Satisfactory

Notes:

Exterior doors function properly and lock during time of inspection.





**DECKS** Satisfactory

Notes:

Deck is secure, just some paint chipping at time of inspection



**STOOP / PORCH** Satisfactory

Notes:

**PATIO** Satisfactory

Notes:

Patio covering structure properly secure, just some paint peeling on floor during time of inspection.





**STEPS** Satisfactory

Notes:

Stairs are sturdy with no loose boards, just some cracking and chipped paint noted during time of inspection.



## LANDSCAPE

**VEGETATION** Fair

Notes:

Tree brushing against siding of house. This is not necessarily cause for alarm, but something any homeowner should be aware of due to possible moisture.



**GRADING** Fair

Notes:

Landscape could use some TLC.



**SURFACE DRAINAGE** Satisfactory

Notes:

Downslope provides proper drainage away from home.





**WALKWAYS** Fair

Notes:

Some cracking noted at time of inspection.



**GARAGE**

**DRIVEWAY** Satisfactory

Notes:

Some cracking noted at time of inspection.



## ATTIC

**FRAMEWORK** Satisfactory

Notes:

Attic framework is secure with no visible damages.



**VENTILATION** Satisfactory

Notes:



**INSULATION** Fair

Notes:

Some areas of attic have less insulation than others.



**ACCESS** Satisfactory

Notes:





**CHIMNEY AREA** Not Inspected

Notes:

Limited view on chimney from attic space



**MILDEW PRESENT IN ATTIC?** No

Notes:

**SIGNS OF PESTS IN ATTIC?** No

Notes:

## **BATHROOM 1**

**DOORS** Satisfactory

**Notes:**

Door is operable and locks during inspection.



**FLOORING** Satisfactory

**Notes:**

Floor does not show cracking or loose material during inspection.



**WALLS** Satisfactory

**Notes:**

Bathroom walls are in good condition with no visible mold or paint peeling during inspection.



**WINDOWS** Satisfactory

Notes:

Window slides and locks without restrictions.



**CEILING** Satisfactory

Notes:

Bathroom ceiling in good condition with no visible mold or paint peeling during inspection.





**COUNTERS** Satisfactory

Notes:

Counter is in good condition with no cracks.



**SINKS** Fair

Notes:

The bathroom sink did not have a sink stopper installed during inspection. Recommend repair / replacement by a homeowner or handyman. No visible leaks under sink during inspection.



**BATHTUB / SHOWER** Satisfactory

Notes:

Minor cosmetic discoloring in between tiles on shower noted. Shower head, tub spout and tub drain all operable during inspection.



**TOILET** Satisfactory

Notes:

Toilet is secure to the floor and flushed properly during inspection.



**OUTLETS** Satisfactory

Notes:

Bathroom outlet is grounded.

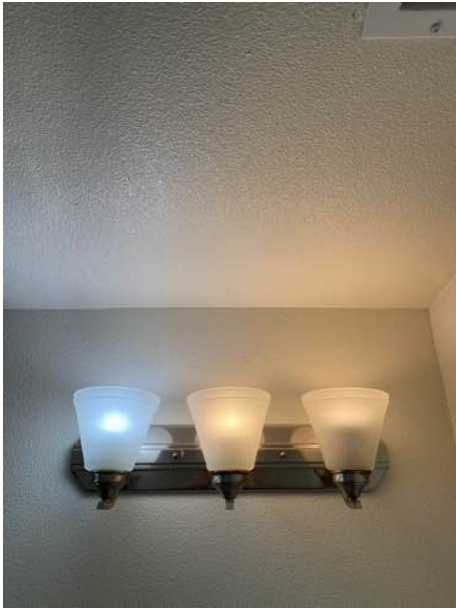


**LIGHTING** Satisfactory

Notes:

Bathroom light fixture is operable during inspection.





**VENTING** Satisfactory

Notes:

Both bathroom vents were operable during inspection.



**BATHROOM 2**

**DOORS** Satisfactory

Notes:

Bathroom door is operable and locks during inspection.



**FLOORING** Satisfactory

Notes:

Separation on floor next to tub, recommend caulking.



**WALLS** Satisfactory

Notes:

Bathroom walls are in good condition with no visible mold or paint peeling during inspection.



**CEILING** Satisfactory

Notes:

Cracking where ceiling meets wall noted.



**COUNTERS** Satisfactory

Notes:

Counter is in good condition with no cracks.





**SINKS** Fair

Notes:

The bathroom sink appeared to have a broken sink stopper during inspection. Recommend repair / replacement by a homeowner or handyman. No visible leaks under sink during inspection.



**BATHTUB / SHOWER** Satisfactory

Notes:

Shower head, tub spout and tub drain all operable during inspection.



**TOILET** Satisfactory

Notes:

Toilet is secure to the floor and flushed properly during inspection.



**OUTLETS** Satisfactory

Notes:



**LIGHTING** Satisfactory

Notes:

1 bulb out in bathroom light fixture during inspection



**VENTING** Satisfactory

Notes:

Both bathroom vents were operable during inspection.





### **BATHROOM 3**

**FLOORING** N/A

Notes:

### **BEDROOM 1**

**DOORS** Satisfactory

Notes:

Bedroom door is operable and locks during inspection.



**FLOORING** Satisfactory

**Notes:**

No loose boards but some paint on floor observed during inspection.



**WALLS** Satisfactory

**Notes:**

Bedroom walls do not indicate visible paint peeling or cracking during inspection.



**WINDOWS** Satisfactory

**Notes:**

Window slides and locks during inspection.



**CEILINGS** Satisfactory

Notes:

Bedroom ceiling has no paint peeling or signs of mold during inspection.



**CLOSETS** Fair

Notes:

Crack on 1 mirror door and 1 of the sliders is difficult to slide during inspection.



**OUTLETS** Satisfactory  
Notes:



**LIGHTING** Satisfactory  
Notes:  
Light switch and fixture operate during inspection.





## BEDROOM 2

**DOORS** Poor

Notes:

Door does not close all the way and gets jammed during inspection.  
Recommend repair / replacement by a homeowner or handyman.



**FLOORING** Satisfactory

Notes:

No loose boards, scratches and paint on floor observed during inspection.



**WALLS** Satisfactory  
Notes:



**WINDOWS** Satisfactory  
Notes:  
Window slides and locks during inspection.



**CEILINGS** Satisfactory

Notes:

Ceiling shows no visible paint peeling or cracking during inspection.



**CLOSETS** Satisfactory

Notes:

Closet doors operate with no visible damage during inspection.



**OUTLETS** Satisfactory  
Notes:



**LIGHTING** Satisfactory  
Notes:  
Light switch and fixture are operable during inspection.





## **BEDROOM 3**

**DOORS** Satisfactory

Notes:

Bedroom door is operable and locks during inspection.



**FLOORING** Fair

Notes:

Some separation of floor panels noted during inspection. Continue to monitor, if condition deteriorates contact a qualified contractor.



**WALLS** Satisfactory  
Notes:



**WINDOWS** Satisfactory  
Notes:  
Window slides and locks during inspection.



**CEILINGS** Satisfactory  
Notes:



**CLOSETS** Not Inspected  
Notes:  
Unable to inspect due to access limitations.



**OUTLETS** Not Inspected

Notes:

No operable outlets in bedroom during inspection. Recommend further evaluation by a qualified contractor.

**LIGHTING** Satisfactory

Notes:

Light switch and fixture operable during inspection.



**BEDROOM 4**

**DOORS** Satisfactory



**Notes:**

Door shuts and locks without restrictions.



**FLOORING** Satisfactory

**Notes:**

No loose boards or gaps noted during inspection.



**WALLS** Satisfactory

**Notes:**



**WINDOWS** Satisfactory

Notes:

Window slides and locks without restrictions.



**CEILINGS** Satisfactory

Notes:



**CLOSETS** Fair

Notes:

Closet doors are somewhat difficult to slide during inspection. This is not necessarily cause for alarm, but something any homeowner should be aware of.



**OUTLETS** Satisfactory

Notes:



**LIGHTING** Satisfactory

Notes:

Light switch and fixture are both operable during inspection.



**BEDROOM 5**

**DOORS** N/A

Notes:

**LIVING AREA 1**

**DOORS** Satisfactory



**Notes:**

Door is operable and locks during inspection.



**FLOORING** Fair

**Notes:**

There is some sloping on floor near the entrance of home. Continue to monitor, if condition deteriorates contact a qualified contractor.



**WALLS** Satisfactory

**Notes:**



**WINDOWS** Satisfactory

Notes:

Windows slide and lock during inspection.



**CEILING** Satisfactory

Notes:



**OUTLETS** Satisfactory  
Notes:



**LIGHTING** Satisfactory  
Notes:  
Light switch and fixtures are operable during inspection.



**FIREPLACE** Poor

Notes:

Step cracking noted on the masonry of the fireplace. Recommend further evaluation by a qualified Masonry contractor.



**LIVING AREA 2**

**DOORS** N/A

Notes:

**KITCHEN**

**FLOORING** Satisfactory

**Notes:**



**WALLS** Satisfactory

Notes:



**CEILING** Satisfactory

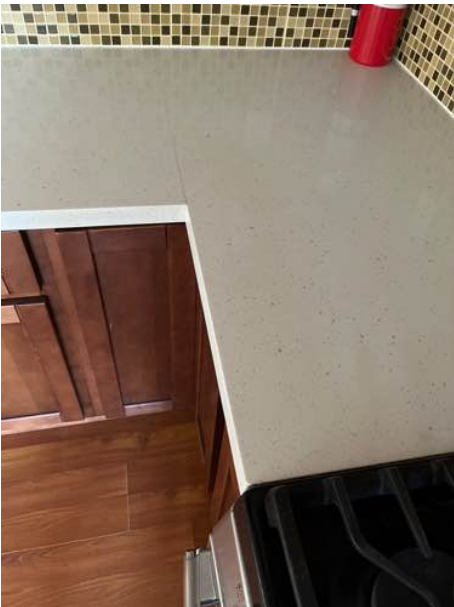
Notes:





**COUNTERTOPS** Satisfactory

Notes:



**CABINETS** Satisfactory

Notes:



**SINK / GARBAGE DISPOSAL** Satisfactory

Notes:

Functional garbage disposal and no visible leaks during inspection.



**DISHWASHER** Satisfactory

Notes:



**STOVE / OVEN** Satisfactory

Notes:



**EXHAUST HOOD** Fair

Notes:

Light needs replacing on exhaust hood. Recommend repair / replacement by a homeowner or handyman.



**REFRIGERATOR** Satisfactory

Notes:



**OUTLETS** Satisfactory

Notes:



## **DINING ROOM**

**DOORS** N/A

Notes:

## **LAUNDRY ROOM**

**OUTLETS** Not Inspected

Notes:

Unable to inspect due to access limitations.

**GAS SUPPLY** Not Inspected

Notes:

Unable to inspect due to access limitations.



**WATER SUPPLY** Not Inspected



**Notes:**

Unable to inspect due to access limitations.

**DRAINAGE** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**VENTILATION** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**FOUNDATION**

**FOUNDATION MATERIAL** Poured Concrete

**Notes:**

Recommend further evaluation by a qualified contractor.



**SLAB** Poor

**Notes:**

Continue to monitor, if condition deteriorates contact a qualified contractor.

**WALLS** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**FRAMEWORK** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**DRAINAGE** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**SUMP PUMP & PIT** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**VENTILATION** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**OUTLETS** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**MILDEW PRESENT AT FOUNDATION?** No

**Notes:**

Unable to inspect due to access limitations.

## **PLUMBING**

**WATER SUPPLY PRESSURE** Satisfactory

**Notes:**

**WATER SUPPLY PIPING SIZE** Satisfactory

**Notes:**

**MAIN SHUTOFF VALVE** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**SINK / TOILET SHUTOFF VALVES** Satisfactory

**Notes:**

**PRESSURE AT FAUCETS** Satisfactory

**Notes:**

**DRAINAGE** Satisfactory

**Notes:**

**SEWER / SEPTIC** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**WATER HEATER** Satisfactory

**Notes:**

Water heater located in closet in the backyard.



**VENT SYSTEM** Not Inspected

Notes:

Unable to inspect due to access limitations.

**ELECTRICAL**

**SERVICE DROP / LATERAL** Not Inspected

Notes:

Unable to inspect due to access limitations.

**CONDUCTORS** Not Inspected

Notes:

Unable to inspect due to access limitations.



**OVERCURRENT PROTECTION** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**RECEPTACLES** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**AMP RATING** Other

**Notes:**

Unable to inspect due to access limitations.

**MAIN DISCONNECT** Satisfactory

**Notes:**

Main electrical disconnect is located by front of house in panel.

**WIRING METHOD** Other

**Notes:**

Unable to inspect due to access limitations.

**CIRCUIT PANEL** Satisfactory

**Notes:**

Circuit panel located near front of house.



## **HEATING & COOLING**

**ENERGY SOURCE** Natural Gas

**Notes:**

**VENTING / CHIMNEY** Not Inspected

**Notes:**

Unable to inspect due to access limitations.

**HEATING SYSTEM** Forced Air

Notes:

**HEATING SYSTEM OPERATION** Satisfactory

Notes:

**DUCTWORK / PIPING** Fair

Notes:

Recommend further evaluation by a qualified contractor.



**COOLING SYSTEM** N/A

Notes:

No A/C present on property during inspection.

**THERMOSTAT** Satisfactory

Notes:

Thermostat is operable during inspection.





**SMOKE ALARM(S)** Satisfactory

Notes:

There is a smoke alarm located in each bedroom during inspection.



**CARBON MONOXIDE ALARM(S)** Satisfactory

Notes:

There are 2 carbon monoxide detectors present in home during inspection.



## ADDITIONAL DETAILS

## **SUMMARY:**

### **External Amenities - Gate**

Gate does lock but out of the 3 latches, one does not latch properly during inspection.

### **External Amenities - Fence**

Fence structure is good. Hole at the bottom of the fence as seen in picture. This is not necessarily cause for alarm, but something any homeowner should be aware of.

### **Roof - Roof Type**

#### **Roof - Shingles missing / damaged?**

Some roof warping present which could indicate moisture damage.

Continue to monitor, if condition deteriorates contact a qualified contractor.

### **Roof - Roof Installation**

Keep an eye on roof condition.

### **Roof - Chimney**

No visible cracking on outer chimney. Some de Bree stuck in spark arrestor.

This is not necessarily cause for alarm, but something any homeowner should be aware of.

### **Exterior - Siding Material**

Some cracking stucco on the exterior of the home.

### **Exterior - Siding Condition**

Some visible horizontal and vertical cracking at the time of inspection.

Continue to monitor, if condition deteriorates contact a qualified contractor.

### **Exterior - Eaves**

Some damage and paint peeling on wood.

### **Exterior - Fascia**

Paint peeling noted during time of inspection.

### **Exterior - Soffits**

Paint peeling noted during time of inspection.

### **Exterior - Trim**

Paint peeling noted during time of inspection.

### **Exterior - Patio**

Patio covering structure properly secure, just some paint peeling on floor

**during time of inspection.**

**Exterior - Steps**

**Stairs are sturdy with no loose boards, just some cracking and chipped paint noted during time of inspection.**

**Landscape - Vegetation**

**Tree brushing against siding of house. This is not necessarily cause for alarm, but something any homeowner should be aware of due to possible moisture.**

**Landscape - Grading**

**Landscape could use some TLC.**

**Landscape - Walkways**

**Some cracking noted at time of inspection.**

**Garage - Driveway**

**Some cracking noted at time of inspection.**

**Attic - Insulation**

**Some areas of attic have less insulation than others.**

**Bathroom 1 - Sinks**

**The bathroom sink did not have a sink stopper installed during inspection. Recommend repair / replacement by a homeowner or handyman. No visible leaks under sink during inspection.**

**Bathroom 1 - Bathtub / Shower**

**Minor cosmetic discoloring in between tiles on shower noted. Shower head, tub spout and tub drain all operable during inspection.**

**Bathroom 2 - Flooring**

**Separation on floor next to tub, recommend caulking.**

**Bathroom 2 - Lighting**

**1 bulb out in bathroom light fixture during inspection**

**Bedroom 1 - Flooring**

**No loose boards but some paint on floor observed during inspection.**

**Bedroom 1 - Closets**

**Crack on 1 mirror door and 1 of the sliders is difficult to slide during inspection.**

**Bedroom 2 - Doors**

**Door does not close all the way and gets jammed during inspection. Recommend repair / replacement by a homeowner or handyman.**

**Bedroom 2 - Flooring**

**No loose boards, scratches and paint on floor observed during inspection.**

**Bedroom 3 - Flooring**

**Some separation of floor panels noted during inspection. Continue to monitor, if condition deteriorates contact a qualified contractor.**

**Bedroom 3 - Outlets**

**No operable outlets in bedroom during inspection. Recommend further evaluation by a qualified contractor.**

**Bedroom 4 - Closets**

**Closet doors are somewhat difficult to slide during inspection. This is not necessarily cause for alarm, but something any homeowner should be aware of.**

**Living Area 1 - Flooring**

**There is some sloping on floor near the entrance of home. Continue to monitor, if condition deteriorates contact a qualified contractor.**

**Living Area 1 - Fireplace**

**Step cracking noted on the masonry of the fireplace. Recommend further evaluation by a qualified Masonry contractor.**

**Kitchen - Exhaust Hood**

**Light needs replacing on exhaust hood. Recommend repair / replacement by a homeowner or handyman.**

**Foundation - Foundation Material**

**Recommend further evaluation by a qualified contractor.**

**Foundation - Slab**

**Continue to monitor, if condition deteriorates contact a qualified contractor.**

**Heating & Cooling - Ductwork / Piping**

**Recommend further evaluation by a qualified contractor.**