

SUPERIOR HOME SOLUTIONS

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Home Inspection Report

Property Address:
2370 Scout Street
Oakland, CA 94611



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11 Summary

Date: 2/25/2016	Time: 11:00AM	Report ID: Z29192
Property: 2370 Scout street Oakland, CA 94611	Square Footage: 1,800	Real Estate Professional: Not present

In Attendance: Inspector Buyer	Type of Dwelling: Single Family Home (2 Story)	Approximate age of building: 1963
Temperature: 66	Weather: Sunny	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Was a Radon Test performed?: No	Was a Water Test performed?: No
Was water on at time of inspection?: Yes	Was gas service on at time of inspection?: Yes	Was Heat on during inspection?: no
Was Air Conditioning on during inspection?: No	Was Electricity on during inspection?: Yes	Is this home New Construction?: No

Please read the entire inspection report, disclaimers, limitations and inspection contract. Reading only portions of the afore mentioned items is not encompassing. Reading a specific page alone is not a substitute for reading the inspection report, disclaimers, limitations and inspection contract in their entirety.

This inspection report is not intended to determine which items may need to be addressed per the contractual requirements for sale of the property. Any areas of uncertainty regarding purchase contract matters should be clarified by consulting an attorney and/or licensed real estate agent.

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Column Headers are designed to point out the inspectors' findings. INSPECTED (I) means that the inspector inspected that component and it appeared that it was functioning as intended. NOT INSPECTED (NI) means that the component was not inspected and no representations to the condition are made. NOT PRESENT (NP) means that the component was not in the home. MAINTENANCE REPAIR/REPLACE (MR) means repairs or service to the home that is typically found or associated with wear and time. These repairs are important and can progress or cause further damage if not corrected. MR repairs can often be performed by qualified people whose skill may not require a license. TRADESMANREPAIR/REPLACE means that these repairs or further inspections should be performed by a qualified licensed or certified tradesman. NOTE: Any estimates given by the inspector are for NACA purposes only and are general price ranges. Estimates are inaccurate by nature and further inspection by a tradesman could reveal a more costly repair.

1. Roofing

Styles & Materials

Roof Covering:

Architectural Composition

Viewed roof covering from:

Walked on roof

Layers of roof covering:

One layer

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

The roof covering is an Architectural Composition Shingles. The overall condition is described as good. The underlayment is without tears and rotted spots. No active water intrusion noted through the shingles. See 1.0 photo 1 to 3 below.



1.0 photo 1



1.0 photo 2



1.0 photo 3



1.0 photo 4

1.1 ROOF FLASHING

Comments: Inspected

The flashing sealant on all the vents and chimney are serviceable. No leaks or damage noted.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

Recommend periodic roof cleaning to assure water is not trapped on the roof causing roof penetration deterioration. All penetrations/flashing on the roof are clean.

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The gutters are the 5 inch galvanized seamless metal. No evidence of active or past leaks noted. Keeping the gutters free of leaves and debris as well as painting to prevent rust will prolong their life. Screens are generally recommended primarily for residential gutters.

1.4 ROOF EAVES & FASCIA BOARDS

Comments: Inspected

No dry rot noted.

2. Exterior

Styles & Materials

Siding Style:

Stucco/Wood

Siding Material:

EIFS

Exterior Entry Doors:

Wood

Appurtenance:

Concrete

Driveway:

Concrete

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

Cladding in general refers to any external protective skin or device for the exterior surfaces of the building. One of the most important functions of the cladding (exterior skin or covering of walls) system is to prevent racking or twisting of the house frame.

2.1 DOORS (Exterior)

Comments: Inspected

The entry door is serviceable. The case framing is caulked/sealed and appear serviceable. No gapping or crevices noted of the trim attachment to the siding wall. The exterior framing of the patio door had a chipped damage.

2.2 WINDOWS

Comments: Inspected

All the exterior seal of the windows appear to be caulked and sealed. The window frame is vinyl and the brand is IWC/ Jeldwen.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING

WALLS(With respect to their effect on the condition of the building)

Comments: Inspected

The slope of the foundation is 2 inches every 6 feet per code. No evidence of shifting noted. No cracking at the junction of the foundation and siding wall noted. The stair steps and wood railings leading to the second level of the house are intact. No damage noted.

3. Garage

Styles & Materials

Garage Door Type:

Automatic

Garage Door Material:

Aluminum

**Auto-opener
Manufacturer:**

Lift Master

**Occupant Door Material
(From Garage to inside home):**

Fire Retardant

**Occupant Door Closure
(from Garage to inside home):**

Side Garage

Inspection Items

3.0 GARAGE CEILINGS

Comments: Inspected

The Rafters/Sheetrock appear to be in good condition.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

No rotted wood or damaged columns noted. No water stains noted on sheetrock. The corner bead flashing in the garage was damaged. See 3.1 photo 1 below

3.2 GARAGE FLOOR

Comments:

Inspected

Cement floor appears serviceable; no damage noted.

3.3 GARAGE DOOR

Comments: Inspected

Operational; no damage noted.

4. Interior

Styles & Materials

Ceiling Materials:

Wall Material:
Sheetrock/Drywall

Floor Covering(s):

Laminate

Interior Doors:

Window Types:
Raised panel

Window Manufacturer:

IWC/ Jeldwen

Inspection Items

4.0 CEILINGS

Comments: Inspected

All the ceilings in the interior of the house are made of sheetrock. The overall condition is described as good. No water stains noted. No evidence of active or past roof leaks noted.

4.1 WALLS

Comments: Inspected

The walls consist of drywall; in general, the condition is described as good. No water stains or damage to the sheetrock noted.

4.2 FLOORS

Comments: Inspected

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

No damage noted on either steps leading to the exterior entry.

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

All counters in the kitchen and bathrooms were serviceable. No damage noted on the countertops.

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

All interior doors are functional. No damage to the slab or lock set mechanism noted.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

All interior trim of the windows are serviceable.

5. Structural Components

Styles & Materials

Foundation:
Slab/Rasied

Floor Structure:
Wood Subfloor

Wall Structure:
Wood

Ceiling Structure:
2X4

Roof Structure:
Engineered wood trusses

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic info:
Hallway

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The foundation is Slab/raised. There is no evidence of deterioration or water draining into the foundation. The slope near the foundation is sufficient, 2 inches every 6 feet, to steer water away. No evidence of any structural shift is observed. Underground draining system is not needed.

5.1 WALLS (Structural)

Comments: Inspected

The exterior is a Stucco/Wood siding.

5.2 FLOORS (Structural)

Comments: Inspected

The floor coverings are as follows: Laminate

5.3 CEILINGS (structural)

Comments: Inspected

All the ceilings in the interior of the house are made of sheetrock. The thickness is 5/8 of an inch; The overall condition is described good.

5.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The rafters were positioned every 18 inches per code. Furthermore, no evidence of structural shifting noted at the joints of beams where the rafters are supported.

6. Plumbing System

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper, PVC, Galvanized

**Plumbing Water Distribution
(inside home):**

POLY

Washer Drain Size:

2" Diameter

Plumbing Wastelines:

PVC

Waste Disposal method:

Public waste system

Water Heater Power Source:

Natural Gas (quick recovery)

Water Heater Capacity:

50 gallons

**Estimated age of water
Heater:**

Unknown

Water Heater Location:

Outside

Water Heater Manufacturer:

GE

Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

No erosion to any of the siphon valve or related components noted. No leaks detected. All plumbing drain system working properly.

- A. The Drain Waste Vent (DWV) appears to be regulating air pressure in the waste system pipes and flow of water without intermittent blocks. This suggests that no puncture in the DWV pipe system is evident and no leakage of water is present.
- B. The P Trap of all bathroom and kitchen sink suggests that no excessive negative air pressure is siphoning water to the fixtures; again, this suggests that no excess water is needed or produced to push waste away.
- C. The Drain Waste Vent Pipe is equipped with a metal flashing to prevent unnecessary escape of water.

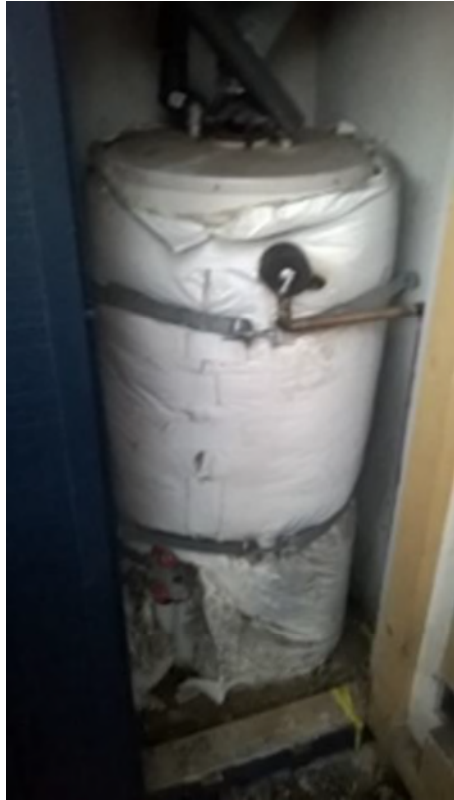
6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

The water heating unit is outside. The unit is operational. No leaks were noted. The hot and cold water inlet are both operational. The drain valve is intact. The gas line is properly attached without any corrosion. The heating element is okay. The heating/cooling drain pipes are operational. No leak or calcification noted on any of the galvanized or copper piping. See 6.1 photo 1 below.

- A. The hot and cold water supply lines coming from the water heater appears to be intact; no leakage or corrosion noted at the stem connector. Water appears to be flowing properly to all fixtures, out-lets, and appliances that require hot water.
- B. The thermostat on the water heater is properly maintaining the temperature of the device's heating element. A normal temperature setting is usually between 140 degrees F and 160 degrees F. However, I recommend placing your thermostat at 120 degrees F, which has proven to be adequate and much more economical according to the guidelines set forth by the state.

- C. The Pressure Relief Valve on the water heater tank is intact and operational; no hissing or back-flows sounds were detected.



6.1 photo 1

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.3 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

Operational; no leaks detected.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: NA

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: NA

7. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 Amperes

Panel grounded:

Yes

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Siemens

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Carbon Monoxide Detectors:

Inspected

Smoke Detectors:

Inspected

Inspection Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

All operational per main distribution panel. Service entrance conductors are copper and meet all NESC standards and guidelines. An extension of 18" (inches) of service entrance conductor is present at the service head which meets requirements. The neutral of the service entrance conductors is identified with gray or white tape at the service head and in the meter base. No shortage observed or a safety violation noted.

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main distribution panel is that of 200 Amperes. All circuit breakers appear to be serviceable. No disruption in the wiring noted on any of the breakers. The electrical wires to the house circuits, circuit breakers, and main disconnect switch are all operational. The electrical wires to the house circuits, circuit breakers, and main disconnect switch are all operational. The short circuit current rating is as follows: 22,000 RMS symmetrical amperes at 120/240 volts.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

200 Amperes; sufficient to handle amount of required ampere for the size of the home.

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

No disruption in joules noted on any of the plugs and electrical outlets.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFI outlets in the kitchen and bathroom present.

7.6 OPERATION OF ARC FAULT CIRCUIT INTERRUPTERS (AFCI)

Comments: Inspected

7.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Outside near the main electric meter.

7.8 SMOKE DETECTORS

Comments: Inspected

Present in every room.

7.9 CARBON MONOXIDE DETECTORS

Comments: inspected

Recommend that a Carbon Monoxide be installed on the lower level of the house.

8. Heating/Cooling System

Styles & Materials

Heat Type: Central

Estimated age of Heat System: Unknown

Energy source of Heat System:

Natural Gas

Number of Heat Systems (excluding wood):
Ductwork:

One

Heat System Brand:

State Select

Filter Type:

Insulated

Types of Fireplaces:

NA

Number of Woodstoves:

None

Inspection Items

8.0 HEATING/COOLING EQUIPMENT

Comments: Inspected

The heating furnace was tested and operational at the time of the inspection. No leaks detected or disruption in the flow noted. The compressor, fan, and coil are operational. See 8.0 photo 1 below.



8.0 photo 1

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

The thermostat device is operational; The thermocouple safety device is intact, sensing the pilot light. The heat exchanger is operational and separates the two sides of the air in the furnace, moving the heat from the burning air side to the home air side.

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, airfilters, registers, radiators, fan coil units and convectors)

Comments: Inspected

All systems operational. No malfunction observed.

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

RS-35

Roof Ventilation:

Yes

Exhaust Fans:

Present

Passive

Dryer Power Source:

Electric

Dryer Vent:

Metal

Floor System Insulation:

Present

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

Insulation is adequate.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected:

The entire area is well ventilated. All registers are intact

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

All vents and exhaust fans are operational.

10. Kitchen Appliances

Styles & Materials

Dishwasher:

Present

Disposer Brand/age

Badger

Exhaust/Range hood:

Exhaust

Range/Oven:

Gas Stove

Estimated age of Range/Oven: Unknown

Inspection Items

10.0 DISHWASHER

Comments: Inspected

No leak noted in connection to the garbage disposer; fastened securely to the cabinet frame and the inlet of the garbage disposer.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

Operational; No smoke or soot build-up noted.

10.2 RANGE HOOD

Comments: Inspected

The exhaust unit was operational.

10.3 FOOD WASTE DISPOSER

Comments: Inspected

It's serviceable. No leak noted in connection to the garbage disposer; fastened securely to the cabinet frame. The P-trap is not clogged and the electrical cord is secure. No excessive vibration or noise noted.

