Star Inspection Group
3871 Piedmont Avenue, #15, Oakland, CA 94611 www.starinspectiongroup.com Office – 800.698.0292
Residential and Commercial Building Inspections Since 1979

3696 Boyer Circle
Lafayette, CA
June 16, 2026 - 1:30 pm
Report Number - 260616-3696 Boyer Circle

This Report Prepared for
Matthew Heavey

Inspected by: Star Inspection Group, David Smith
Member number 253353, American Society of Home Inspectors ® (ASHI)
Member: International Code Council (ICC)





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The terms “not accessible” and “inaccessible” when used in this report indicate uninspected components that may 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.

Table of Contents

ABOUT THIS REPORT 1
PROPERTY GENERAL 4
- General Property Description 4
- General Comments 5

EXTERIOR 7
- Siding 7
- Window Exteriors 7
- Exterior Finish 7
- Eaves 7
- Walkways 7
- Driveway 7
- Grading and Drainage 7
- Retaining Walls 8
- Landscaping 8
- Fencing 8
- Hot Tub 8

ROOFING 8
- Roof Access 8
- Low-Slope-Type Roofing 8
- Roof Flashings 9
- Roof Area Components 9
- Roof Drainage 10
- Roofing General 10

ATTIC 10
- Attic Access 10

STRUCTURE 11
- Substructure Access 11
- Building Type and Foundation 11
- Framing 11
- Seismic 11

ELECTRICAL 12
- Electrical Service 12
- Main Electrical Panel 12
- Breaker SubPanels 13
- Wiring 13
- Fixtures 13
- Receptacles and Switches 13
- Electrical General 15

PLUMBING 15
- Water Supply System 15
- Waste Removal System 15
- Gas Supply System 16

Plumbing General 16
WATER HEATING 17
Water Heater 17
Water Heater Maintenance 17
CENTRAL HEATING 17
Heat Pump System 17
Hydronic Heating 18
INTERIOR 19
Walls 19
Ceilings 19
Flooring 19
Windows 20
Doors 20
Carbon Monoxide and Fire Safety 20
KITCHEN 20
Kitchen 20
LAUNDRY 21
Laundry 21
BATHROOMS 22
Bathrooms 22
Half Bath 23
Bathrooms General 23
GARAGE - CARPORT 24
Garage 24
PRIMARY RECOMMENDATIONS 25
Primary Recommendations 25
FURTHER INFORMATION 27
Find more information at: 27

PROPERTY GENERAL

General Property Description

We inspected the two-level, single-family residence at 3696 Boyer Circle in Lafayette, California on June 16, 2026.



This report describes the building as viewed from the parking area. The building site slopes moderately down to the left. The sky was clear at the time of our inspection.

We were informed the building was originally constructed in 1950.

Modifications have been made to the building since its original construction. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

The building was partially furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. We recommend these areas be examined after the furnishings have been removed.

The building is located in an area that may be subject to wildfire damage. We recommend special care be taken to maintain smoke detectors and prevent growth of flammable vegetation near the building.

Special measures are now required in fire zones, and newer hillside homes in these areas typically have special fire-resistant components, including a fire barrier behind the siding, fire sprinklers, specialized ventilation products, protected lower surfaces at eaves, decks, fire-rated windows, and overhangs. Removal of flammable vegetation around the building and other measures. There is usually no requirement to alter an existing building, but upgrades may be required in the course of future modifications or repairs. For more information on fire prevention, we recommend the local fire department be consulted.

Good places to begin to learn more about wildfire safety and "home hardening" are located at; https://www.fire.ca.gov/home-hardening and https://smokeybear.com/home-safety

We were informed a structural pest inspection was recently performed on the building; we recommend the report be obtained and reviewed for any wood destroying pest activity or moisture related damage.

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PROPERTY GENERAL (continued)

General Comments

This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: new or relatively new, minor wear, moderate wear, generally worn, and poor. A new or relatively new item usually shows no signs of wear. An item reported as showing moderate wear appears to be in the mid-range of its anticipated lifespan. The term poor condition indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: minor wear, which is not quite new; and generally worn, indicating a component nearing the end of its useful life.

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, we recommend specialists in the relevant fields be retained to perform additional inspections.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. We recommend a qualified pest control firm be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. We recommend periodic examinations 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, we recommend the local building department be consulted.

This report includes only those areas that are visually accessible and does not include areas that are rendered 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 reading and reviewing this report, reviewing all the recommendations in the report, and consulting experts or specialists as necessary.

*We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified, licensed professionals **prior** to the close of escrow. Our inspection is not technically exhaustive and the contractors you retain may find additional defects that we have not reported on. Contractors you need to contact might include: Plumbing, Electrical, Drainage, Tiling or Masonry, Roofing, Foundation and General contractors.*

PROPERTY GENERAL (continued)

It is our opinion that being present at the inspection allows us to provide better context for our recommendations and to show you items discussed in our report. If for any reason you were not able or did not attend the onsite portion of our inspection, we recommend that you retain us to "walk you through" the property and our report. We are happy to provide this service for a small fee, depending on the complexity the property.

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EXTERIOR

Wood Board Siding
The building has horizontal wood siding, which shows minor to moderate wear.

Window Exteriors
Most or all the window screens are missing from the windows which is a common practice when preparing homes for sale. We recommend screens be installed as desired.

Exterior Finish
The building exterior appears recently painted.

Eaves
We did not observe any staining or indications of damage in the eave areas.

The screens of the eave vents are partially clogged with paint; we recommend the eave vents be cleaned or replaced to prevent moisture accumulation.

Walkways
The walking surfaces appear to be in generally serviceable condition.

Driveway
There is a concrete driveway at the front. The driveway appears to be functioning as designed, we did not observe significant cracking, settlement or damage.

Grading and Drainage
There appears to be an underground drainage system. We recommend any available information on the drainage system design be obtained for future reference.

Drains can be effective in reducing ponding and controlling surface water around the building. Drains can be clogged with debris, and care should be taken to prevent obstruction of the drain openings. All surface drains should be tested periodically by using a garden hose and observing the drain discharge location. Testing drainage systems is beyond the scope of this inspection.

The exterior foundation waterproofing material extends above the soil level at the right front and rear of the building and is exposed to solar and mechanical damage. The proper installation method is to apply a termination bar at the soil level to secure the materials to the foundation wall, and to seal the top edge with an approved sealant or mastic. We recommend the exposed

foundation waterproofing membrane be properly installed according to the manufacturer's specifications.

Retaining Walls
There are concrete retaining walls at the front of the building.

Landscaping
The building has an irrigation system. An examination of the irrigation system is beyond the scope of this inspection.

There are large trees on the property, we recommend the trees be examined by a qualified arborist. Regular care can extend the life of a tree and can reduce the potential for a falling tree or branches.

Fencing
An examination of the property fencing is not included in this report.

Hot Tub
There is a hot tub at the right rear. The hot tub has a locking cover in place. We were unable to determine if this locking cover complies with applicable safety requirements.

The cover was not locked at the time of our inspection. We recommend the childproof cover be kept locked on the hot tub as a safety measure to prevent unattended access.

ROOFING

Roof Access
We inspected the roofing systems after obtaining access with a ladder.

Single-Ply Roofing
The building has a Single-Ply roof, which shows minor wear.

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Single-ply roofing refers to a roofing system that utilizes a single layer of flexible, manufactured sheet material, most commonly made from rubber or plastic-based compounds, to create a waterproof barrier on low-slope roofs.

The most popular single-ply membranes include TPO (Thermoplastic Polyolefin), EPDM (Ethylene Propylene Diene Monomer), and PVC (Polyvinyl Chloride).

Roof Flashings
The roof flashings are sheet metal.

Sheet metal, membrane roofing materials, and sealing compounds such as mastic, are often used to prevent water entry at roofing connections and penetrations. Flashings need periodic maintenance and should be inspected annually. Defects in flashings are among the most common sources of leaks.

Roof Area Components
The ABS vent stacks on the roof are unpainted and are exposed to UV light which may damage the plumbing. We recommend the piping be kept painted to protect the plastic from degrading from sun exposure.

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There is a skylight over the living room. The skylight appears properly installed.

The skylight is showing cracking and appears clouded or hazed from UV exposure. We were informed the skylight is to be replaced; we recommend completing the skylight replacement to improve lighting and prevent leaks.

Roof Drainage
Drainage is provided by surface-mounted roof drains at the periphery of the roof area.

Downspouts
The roof drainage downspouts are directed into subsurface drain lines.

Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to ensure that the drains are free flowing. The adequacy and condition of underground drainage systems is beyond the scope of this inspection.

Roofing General
We recommend roof surfaces, rain gutters, downspouts, and subsurface drain lines be reviewed regularly. Gutter joints and connections may need periodic caulking or sealing. We also recommend leaves and other debris be removed as needed. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. We recommend annual examinations be made by a qualified roofer for needed periodic maintenance and repair.

ATTIC

Attic Access
This building does not have an attic.

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STRUCTURE

Substructure Access
We accessed the subfloor area from the lower level.

Building Type and Foundation
The building is a wood-framed structure with a raised perimeter concrete foundation and intermediate concrete foundation walls.

The foundation appears constructed of modern steel-reinforced concrete. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

We did not observe any significant cracks at the time of our inspection. Concrete is a brittle material, we recommend anticipating cracking.



Framing
The floor and building framing was inaccessible due to finished surfaces.

Seismic
We were not able to observe the connections at the foundation where the wood walls are attached and were unable to determine the presence or extent of foundation bolting. It is likely, given the structure's age and type, that seismic anchor bolts are present that we could not see. If more information on seismic concerns is desired an appropriate engineer should be consulted. If signed-off plans are not available then openings that access the wall cavities may be needed to access the seismic connections.

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ELECTRICAL

Electrical Service

The main service panel is fed by overhead wiring, which is typically owned and maintained by the local utility provider.

Main Electrical Panel

The main panel is located at the left front exterior of the detached garage. The main panel is a circuit breaker style panel.

The panel enclosure is rated by the manufacturer at 400 amps, 120/240 volts and has two 200 amp breaker disconnects.

This capacity should be adequate for typical electrical use.

This panel is a relatively modern type.

There is an oversized breaker in this panel. We recommend properly sized breakers be installed by a qualified electrician.

Fuses and circuit breakers are rated to allow a specific amount of current in the circuit before tripping or burning out. When the wrong size breaker or fuse is used, there is a potential for the wiring to overheat, creating a fire hazard. For example, a 14-gauge wire is rated to safely draw 15 amps, and a 15-amp fuse or circuit breaker on this circuit will blow when overloaded. Using a larger breaker or fuse, such as one rated 20 or 30 amps, will not provide adequate protection.

The panel circuits are not completely or legibly labeled. We recommend the panel be labeled to identify areas served by each individual circuit, for safer and easier system repair.

Though not required at the time of installation or construction, the circuits are not protected by arc fault circuit interrupter (AFCI) technology. We suggest AFCI protection be installed by a qualified electrician to meet modern safety standards.

There are also individual receptacles available with AFCI protection, which may be a cost effective solution.

Arc fault circuit interrupter (AFCI) breakers are relatively new safety devices, required in circuits in new construction. AFCI breakers are designed to prevent fires by detecting an electrical arc and disconnecting the power before the arc starts a fire. An AFCI breaker should not trip during normal arcing conditions, which can occur when a switch is opened or a plug is pulled from a receptacle. AFCIs have a test button that should be operated periodically to ensure the device is working properly. To reset an AFCI breaker, push the switch to the "off" position and then push the switch to the "on" position.

ELECTRICAL (continued)

Electrical Subpanel
Two circuit breaker protected subpanel is located in the storage room at the lower left front of the building.

These panels are relatively modern types and the wiring appears properly installed.

There is an open hole, or “knock-out,” in the left panel box; we recommend all openings be properly covered for fire safety.

There is an opening in the faceplate of this panel. We recommend all panel cover openings be covered to prevent accidental access to the panel interior and a possible shock.

The inner covers of circuit breaker panels have “twist-out” tabs, which are removed for each breaker location. Extra openings can allow contact with the live electrical components behind the panel cover. Clips can be purchased to fill such openings. A similar danger exists in fuse panels with empty fuse sockets. Empty sockets should be filled with fuses even when not in use.

Panel cover screws are missing; we recommend they be replaced as needed.

The circuits are not protected by arc fault circuit interrupter (AFCI) technology. We suggest AFCI protection be installed by a qualified electrician to meet modern safety standards.

Wiring
The building is wired with copper Romex (nonmetallic-sheathed cable or NMC), flexible metal cable (BX or AC/MC) and wiring in conduit.

We did not observe the presence of lighting or receptacle circuits in the building that are wired with aluminum wiring.

The wiring we observed appears properly installed.

Fixtures
The representative light fixtures we tested were functional.

Receptacles and Switches
The receptacles are the grounded, three-hole type.

A receptacle in the right rear exterior is wired in reverse polarity. We did not perform a full survey of all receptacles. We recommend the building receptacles be reviewed and all reverse polarity be corrected.

Reverse polarity is a defect where the hot and neutral wires to an outlet are reversed (or cross wired). This is a potential safety hazard, but is usually easily corrected. The smaller outlet slot

(brass terminal) should be connected to the hot wire (black), and the large slot (silver terminal) to the neutral wire (white). The standard since 1948 has been to provide electrical equipment with polarized plugs.

We observed an ungrounded three-hole receptacle in the main bedroom, at the rear wall; we recommend each three-hole receptacle be examined by a qualified electrician and properly grounded as needed.

Ungrounded three-hole outlets, also known as “open grounds,” are common in older buildings and typically occur when two-hole outlets are replaced with three-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. Using a three-prong plug in an ungrounded three-hole outlet is potentially hazardous. The accepted means of correcting this condition include replacement with a two-hole receptacle, installation of a proper grounding wire to the outlet, or replacement with a GFCI receptacle.

Most surge protectors require a properly-grounded receptacle to protect electronic equipment and we recommend each receptacle be checked for proper grounding before using a surge suppresser device. While it will provide safety, a GFCI-type receptacle will not substitute for proper grounding.

We observed several GFCI-protected receptacles but GFCIs are relatively inexpensive and provide an important margin of life-saving safety. In the last revision of California building code, in effect as of January 1, 2023, GFCI protection is required in all possible "wet locations". The big change of note is that GFCI is now required at clothing dryer (240 volt) receptacles and kitchen range, oven, cooktop (240 volt) receptacles.

We recommend additional GFCI protection be installed in potentially wet locations such as all kitchen coutertop receptacles, below the kitchen sink, all electric appliances in the kitchen, all laundry area receptacles including any electric dryer circuits, all garage receptacles, car chargers, exterior appliances such as air conditioning compressors or heat pumps and exterior areas, as an important safety upgrade to meet modern safety standards. An easy way to think of GFCI protection is in these terms, all potentially wet locations should have GFCI protection.

Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly.

We recommend GFCI-protected receptacles be tested periodically by pressing the Test and Reset buttons on the receptacle face or circuit-breaker to ensure proper function. Most manufacturers recommend monthly testing. Due to time constraints and occasional complications with locating

and resetting some GFCI protected circuits we do not test all GFCI protected circuits and receptacles.

Electrical General

The building has a Low-Voltage Structured Media connectivity panel located in the lower front hallway, outside the bathroom. This panel is a central location for all the interconnection of the residence signal cabling such as Cable TV, Satellite, Ethernet and telephone.

PLUMBING

Water Supply System

The main shutoff valve for the water supply is at the left rear exterior, below a grate in the patio.

The supply piping leading to the main valve appears to be one inch diameter copper.

A pressure regulator is located on the water line near the main valve.

Regulators are installed to reduce water pressure and are typically required in new construction when the incoming pressure exceeds 80 pounds. Water pressure regulators are mechanical devices and may need periodic maintenance for proper functioning.

We measured the water pressure after the regulator at 123 pounds (PSI). Pressures between 40 and 80 pounds are considered to be in the normal range. We recommend the water supply pressure regulator be adjusted or replaced to reduce the pressure to 80 pounds or less. Sediment can accumulate in the regulator, affecting its performance. Water pressure may have and effect on water heater storage-tank warranties.

The visible interior water supply piping is copper.

The flow at the fixtures appears adequate.

We did not observe any leaks in the accessible portions of the water supply piping system.

Waste Removal System

The visible drain, waste, and vent system has primarily ABS plastic piping.

The waste piping system appears to function properly. We did not observe any leaks at the time of our inspection.

There is a cleanout for the waste piping system at the front of the building.

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There is a mushroom-shaped metal cap at the left front exterior, behind the detached garage. This device is a “cleanout and back water relief valve.” Its purpose is to prevent the backup of sewage from the main waste piping at the street and also to provide access for clearing blockage from the sewage lines.

Many property owners are now required to obtain a certificate indicating that their private sewer laterals (PSL) are without defects and have proper connections prior to the sale of the property. We recommend it be determined if a sewer lateral compliance certificate is required by the local jurisdiction at the time of sale and if required, the sewer lateral be tested for compliance with local regulations and the certificate of compliance be obtained.

The United States Environmental Protection Agency (EPA) in collaboration with the California Regional Water Quality Control Board is spearheading an effort to keep San Francisco Bay clean. These agencies are requiring EBMUD, several East Bay cities, and one sewer district to fix, old, cracked sewer pipes to ensure they do not allow the infiltration of rain or ground water, which can overwhelm water treatment facilities, resulting in the release of partially treated sewage into the Bay. For more information, see
http://www.ebmud.com/customers/pipeline/2015/11/fix-your-sewer-pipe/

Gas Supply System

The gas meter is at the left front exterior of the detached garage. The gas shutoff valve is on the vertical pipe to the left of the meter. The gas piping is not provided with an automatic seismic gas shutoff valve, which is now required by many local jurisdictions and some insurance companies. Some shutoffs are triggered by movement, which is preferred by most professionals, other shutoffs are triggered by variations in gas flow. We recommend an automatic seismic shutoff valve be installed at the gas meter as a safety upgrade.

Gas systems rarely require expensive repairs, but the need for relatively minor repair is common. Unless noted otherwise in this section, we found the system to be in functional condition.

Plumbing General

Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction. They provide a convenient disconnect in case of leakage and facilitate repairs. These shutoff valves are rarely used, and may “freeze” in place or leak when operated. We recommend angle stops be operated periodically to keep the valves functional. We do not normally turn these valves during an inspection as this may cause them to leak.

We recommend waste piping be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

The gas and water piping is never fully accessible, and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure tested. This is

sometimes required before the gas can be turned on after it has been disconnected. With testing and a close examination of all the piping, leaking or other defects may be found.

We recommend storing a large wrench near the main gas valve so the gas can be shut off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe. Gas valves are often difficult to turn and the small earthquake wrenches sold at hardware stores may be too small to operate these valves easily. We recommend testing the valve periodically by turning it slightly to see if it moves. A plumber or the local utility company could adjust or lubricate this valve if needed to allow for easy operation.

WATER HEATING

Water Heater
The boiler for the centralized radiant heating system also provides domestic hot water.

The boiler did not have a label and we were not able to determine the year of manufacture or capacity. The boiler appears to show minor wear.

Water Heater Maintenance
It is important to avoid storing combustible items near water heaters and other gas-fired appliances.

The life of an On-Demand or "instantaneous" water heater may be extended by periodically flushing and removing the scaling that may occur in the heat exchanger.

We recommend the temperature adjustment control be kept in the middle range and the water temperature never be set hot enough to scald someone accidentally.

CENTRAL HEATING

Heat Pump System
The building is provided with a three-zone, electric powered heat-pump heating and air conditioning system.

Heat Pumps are electrically powered self-contained HVAC units that contain both air conditioning and heating capabilities in a single unit.

The term HVAC refers to systems that provide heat, air conditioning, and ventilation. Cooling systems are often rated by the Ton where one Ton of cooling capacity equals 12,000 BTU. A determination as to whether the installed systems provide adequate amounts of fresh air, heating, or cooling can only be made using data on anticipated heat and cooling loads, number

of persons in the building, and the kind of structure. Such determinations are beyond the scope of this inspection or assessment.

Heat pumps typically have exterior and interior components. The exterior component is similar to a standard air conditioning condenser. The interior unit typically has a blower with heating and cooling coil. The exterior unit typically has a bypass valve that routes the refrigerant in one direction to produce cooling and in the opposite direction for heat.

The industry average service design life for most heat pumps is 15-20 years. Routine maintenance plays a critical role in the longevity of these systems.

The interior system components are located in the living room, dining room and main bedroom and the exterior components are at the left rear exterior.

We operated these systems in the cool-air mode only. Heat pumps should not be operated in the cooling mode when the weather is cool or the heating mode when the weather is warm. They utilize the same components in both heating and cooling modes and the performance during one mode of operation is a good indicator of functionality in the other.

The heat pump system did not function properly at the time of our inspection; we recommend review and repair by a qualified technician.

Hydronic Heating

The building also has a radiant, hydronic heating system. Hydronic heating systems circulate hot water through heat-radiating plumbing in the walls, floors, ceilings, radiators or fan-driven, air-handlers to distribute heat throughout the living spaces. The boiler for the heating system is installed in the lower level, under-stairs closet. The boiler did not have a label and we were not able to determine the year of manufacture or capacity. The boiler appears to show minor wear.

The boiler closet is not provided with adequate combustion air. We recommend this installation be modified as needed to provide the adequate fresh air supply necessary for safe operation.

Inadequate air supply can cause incomplete fuel combustion and may produce hazardous byproducts of combustion, such as carbon monoxide. A furnace or water heater compartment should have two air openings leading to the outside, one near the floor and the other near the compartment ceiling. These openings should provide at least one square-inch of ventilation for each 1000 BTUs input listed on the appliance rating plate. Combustion air openings should be screened, except for those terminating in an attic. Screening may require periodic cleaning to prevent blockage from dust buildup. Openings should not be blocked by personal property.

The boiler is an induced-draft, very-high-efficiency, condensing type. The increased efficiency creates lower flue temperatures and allows plastic piping to be used in the venting system. A lot of water condenses in these flues and needs to be properly handled. The condensate is mildly acidic, like lemon juice.

Induced-draft furnaces of this kind are typically rated in the plus 90% efficiency range, and are often referred to as "Plus-90" systems. The heat from burning fuel and the exhaust gases are drawn through tube-like or serpentine heat exchangers that have a large surface area. Furnaces that are more efficient tend to operate at higher internal temperatures and the heat exchangers are exposed to moisture and acidic conditions contained in the exhaust gases. These conditions have led to premature heat exchanger failure in some appliances after only five or ten years of use. These heat exchangers are almost completely inaccessible to inspection without furnace disassembly. We recommend annual inspections of these furnaces be made by a qualified heating contractor. Some manufacturers are covering the cost of heat exchanger replacement and we suggest copies of any warranties be obtained for future reference.

The boiler is equipped with a condensate neutralizer kit.

Condensate drain piping should discharge to a plumbing fixture or a location approved by the local building jurisdiction. Many jurisdictions require a rock-filled pit to collect the condensation. The drain should be checked periodically to ensure that water flows from it when the water heater is in operation. The absence of water at the condensate drain, commonly caused by clogged or improper piping, may allow water to spill in a location that may cause damage.

We recommend a qualified hydronic heating specialist be retained to service the system and to provide maintenance instructions necessary for proper system operation.

INTERIOR

Walls
The interior walls and ceilings have sheetrock (gypsum board) surfaces.

The interior surfaces appear recently painted.

We did not observe any significant cracks in the interior surfaces. Surface cracking is common. We recommend anticipating the need for periodic repair as part of routine maintenance.

Ceilings
The upper level ceilings have open beams with exposed wooden decking.

Flooring
The floor surfaces, for the most part, show no indication of wear.

We did not observe any unusual sloping in the building flooring.

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INTERIOR (continued)

Windows
The building has vinyl-framed, casement, awning-type, and fixed-glass windows.

The windows are the dual-glazed or double-pane, energy-efficient type.

Dual-glazed windows reduce energy loss and noise transmission. A common problem with dual-glazed windows is a failure in the seals, which allows moisture to enter and form condensation or fog between the panes of glass. This condition is often not visible during our inspection and can occur at different times due to changes in temperature.

A dual-glazed glass pane in the lower left front storage room is fogged. Condensation or fogging is typically a manufacturing defect where failure in the seal at the perimeter of dual-glazed glass assemblies allows moisture to enter and condense between the panes of glass. We recommend each dual-glazed pane be reviewed for condensation and replaced as needed.

The windows we operated functioned properly.

There are several of casement window operating handles that are missing; we recommend they be installed as needed.

Doors
We operated several doors and they functioned properly.

Carbon Monoxide and Fire Safety
Combination carbon monoxide/photoelectric-type smoke alarms were present at the time of our inspection. Most experts recommend UL listed photoelectric smoke alarms for the greatest safety.

Please review the "FAQs About Carbon Monoxide Alarms" information on our website.

KITCHEN

Kitchen
The kitchen has wood laminate flooring, a food disposal appliance at the sink, a fan and window for ventilation, a microwave oven, a gas range and a dishwasher.

The fixtures and surfaces range from relatively new to moderately worn.

We did not observe any significant deficiencies in the cabinets, surfaces, appliances, or fixtures.

We actuated the appliance controls to check for basic response. The appliances responded accordingly

We did not test the oven due to time constraints and we are not qualified to determine if it will perform as designed or desired.

The kitchen has three-hole receptacles; we recommend GFCI protection be added for greater electrical safety.

LAUNDRY

Laundry

There is a laundry area in the hallway at the lower level.

The laundry is equipped with a clothes washer and a dryer. Operation and inspection of laundry equipment is beyond the scope of our inspection.

The area behind and the flooring below the appliances were not accessible to our inspection.

The laundry area is not provided with fresh air ventilation; we recommend ventilation be provided to reduce interior air moisture, or at minimum, the door to the laundry be left open whenever the equipment is in use.

The washing machine does not have a catch pan. We suggest a catch pan equipped with a drain or leak-detection technology be installed to prevent damage to building, flooring and furnishings if the washer leaks.

An automatic washing machine shutoff valve uses an electronic control device that opens both the hot and cold water inlet valves when the washing machine is turned on. When the washing machine completes the full cycle the device closes the water inlet valves. These valves remain closed until the machine is used again. Several manufacturers offer a floor-mounted leak sensor to protect against catastrophic water damage should a washing machine inlet hose burst or a drain pipe become clogged while the machine is in use. For more information, please visit: https://www.watts.com/our-story/brands/intelliflow or perform an internet search for "automatic shut off valves for washing machines".

We were unable to determine if the water supply connectors are the metal-braided "no-burst" type. We recommend it be determined whether the clothes washer hose connectors are the leak-prone rubber type or metal-sheathed “no-burst” types, and if needed we suggest the connectors be upgraded to reduce the potential for hose failure.

We were not able to view the laundry appliance electrical receptacles. It is likely the laundry area receptacles do not have GFCI protection. Defects in appliance wiring can energize exposed metal parts, creating a potential shock hazard. Such defects are fairly common. We recommend GFCI protection be added to all laundry area receptacles, including the 240 volt dryer receptacle, if present, for greater electrical safety.

BATHROOMS

Lower Front Hall Bathroom

This bathroom has marble tile flooring, a fan for ventilation, a china sink and a shower enclosure.

The fixtures and surfaces are new. We did not observe any significant defects.

The toilet is the low-flow type currently required by California conservation codes.

The lower front hall bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

A loose toilet can cause water leakage and damage to the flooring. The seal at the base of the toilet also prevents entry of sewer gas (methane) into the living area. To reset a loose toilet, first disconnect the water supply, flush the toilet, and then remove the nuts from the bolts at the toilet base. Tilt the toilet and pour the water trapped in the toilet into a bucket, turn the toilet over and expose the wax seal at its base. Remove the old wax seal and install a new one. Before resetting the toilet, the flooring and toilet flange should be examined for damage and repaired if needed. Then, firmly reset the toilet on the bolts and tighten them carefully to avoid cracking the base. The toilet base and floor connection should be caulked with a bathroom grade sealant.

The shower doors have a safety glass label.

Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.

The internal “stops” do not work in the shower valve in the lower front hall bathroom; this makes it difficult to adjust the water temperature and may result in scalding. We recommend that a plumber repair or replace the shower valve in the lower front hall bathroom as needed.

This bathroom has GFCI-protected receptacles which are valuable safety devices.

Lower Rear Hall Bathroom

This bathroom has tile flooring, a fan and window for ventilation, a solid surface sink and a shower over tub.

The fixtures and surfaces show minor wear. We did not observe any significant defects.

The toilet is the low-flow type currently required by California conservation codes.

BATHROOMS (continued)

The lower rear hall bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

The shower doors have a safety glass label.

This bathroom has GFCI-protected receptacles which are valuable safety devices.

Main Bedroom Bathroom

This bathroom has tile flooring, a fan and window for ventilation, china sinks, a shower enclosure and bathtub.

The fixtures and surfaces are new. We did not observe any significant defects.

The toilet is the low-flow type currently required by California conservation codes.

The main bedroom bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

The shower doors have a heavy-gauge, safety-type glass.

This bathroom has GFCI-protected receptacles which are valuable safety devices.

Half Bathroom

There is a half bathroom in the hallway near the living room. The half bath has marble tile flooring, a fan for ventilation, a pedestal sink and a toilet.

The toilet in this bathroom is 1.6 gal per flush, which is not the latest "low-flow" type required in newer baths. To reduce waste and comply with California conservation codes, have a plumber replace it. Consult a plumber for details.

The half-bath toilet is loose from the floor; we recommend it be properly secured by a qualified plumber.

This bathroom has GFCI-protected receptacles which are valuable safety devices.

Bathrooms General

Caulked joints should be reviewed frequently and re-caulked as necessary. Proper caulking prevents water penetration and damage to walls and floors. Before caulk is applied, the surfaces should be cleaned carefully and any loose caulk should be removed. A good quality restroom caulk, such as acrylic latex with silicone, should be used. Bathrooms are areas of high humidity and we recommend care be exercised to keep them well ventilated. Windows should be left open when showering or bathing, and fan-powered vents should be used when available.

GARAGE - CARPORT

Garage

There is a detached garage at the left front.

The garage has a roll-up style vehicle door equipped with an automatic opener that reversed automatically when we tested it.

Automatic garage doors should be provided with an automatic return mechanism that reverses the door automatically when its downward path is obstructed. Modern openers have photoelectric sensors for this purpose. We recommend the opener be tested periodically as part of routine safety maintenance. We recommend the manufacturer be consulted as to the proper test procedure to ensure the door stops and returns automatically.

The electric eye for the safety auto-reverse mechanism is too high for safe operation in the presence of children; we recommend this device be relocated to between four and six inches above the floor.

The garage has a concrete floor. The concrete floor shows typical cracking.

The flooring was dry at the time of our inspection; we did not observe any indications of significant previous water entry.

The garage area is not provided with GFCI-protected receptacles as required in new construction. We recommend GFCI protection be added to the garage receptacles for greater electrical safety.

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PRIMARY RECOMMENDATIONS

Primary Recommendations
In compiling this list of recommendations, we give priority to safety issues, major defects and preventative maintenance issues.

Health and Safety Issues:

HOT TUB

1. We recommend the childproof cover be kept locked on the hot tub as a safety measure to prevent unattended access.

MAIN ELECTRICAL PANEL

2. We recommend properly sized breakers be installed by a qualified electrician.

RECEPTACLES AND SWITCHES

3. We recommend the building receptacles be reviewed and all reverse polarity be corrected.

4. We recommend additional GFCI protection be installed in potentially wet locations such as all kitchen coutertop receptacles, below the kitchen sink, all electric appliances in the kitchen, all laundry area receptacles including any electric dryer circuits, all garage receptacles, car chargers, exterior appliances such as air conditioning compressors or heat pumps and exterior areas, as an important safety upgrade to meet modern safety standards.

GAS SUPPLY SYSTEM

5. We recommend an automatic seismic shutoff valve be installed at the gas meter as a safety upgrade.

HYDRONIC HEATING

6. We recommend this installation be modified as needed to provide the adequate fresh air supply necessary for safe operation.

GARAGE

7. The electric eye for the safety auto-reverse mechanism is too high for safe operation in the presence of children; we recommend this device be relocated to between four and six inches above the floor.

Important Issues:

RECEPTACLES AND SWITCHES

8. We observed an ungrounded three-hole receptacle in the main bedroom, at the rear wall; we recommend each three-hole receptacle be examined by a qualified electrician and properly grounded as needed.

WASTE REMOVAL SYSTEM

9. We recommend it be determined if a sewer lateral compliance certificate is required by the local jurisdiction at the time of sale and if required, the sewer lateral be tested for compliance with local regulations and the certificate of compliance be obtained.

HEAT PUMP SYSTEM

10. The heat pump system did not function properly at the time of our inspection; we recommend review and repair by a qualified technician.

BATHROOMS

11. The lower front hall bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

12. We recommend that a plumber repair or replace the shower valve in the lower front hall bathroom as needed.

13. The lower rear hall bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

14. The main bedroom bathroom toilet is slightly loose from the floor; we recommend it be firmly secured to prevent leaks and floor damage.

HALF BATH

15. The half-bath toilet is loose from the floor; we recommend it be properly secured by a qualified plumber.

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FURTHER INFORMATION

Find more information at:
The below topics are referenced in this report. Please follow the link at the bottom of this page to get more information regarding your topics.

CARBON MONOXIDE AND FIRE SAFETY

16. Please review the "FAQs About Carbon Monoxide Alarms" information on our website.

The internet link below takes you to our website where we have more information regarding topics specifically applicable to items discussed in this report. Additional information can be found on our website.

https://www.starinspectiongroup.com/resources

Thank you for using Star Inspection Group!
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Star Inspection Group
3871 Piedmont Avenue, #15, Oakland, CA 94611 www.starinspectiongroup.com Office – 800.698.0292
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(510) 482-8016 or (800) 698-0292
https://www.starinspectiongroup.com/

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