



Inspection Report

Richard Brester, Successor Trustee

Property Address:

6712 Birch Ct
Dublin CA 94568



DB Standard Home Inspection

Justin Mullaney
DBStandardOffice@gmail.com
925-487-2811

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Invoice 43

Date: 6/12/2024	Time: 02:15 PM	Report ID: 20240612-6712-Birch-Ct
Property: 6712 Birch Ct Dublin CA 94568	Customer: Richard Brester, Successor Trustee	Real Estate Professional: John Manos

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

Comment Definitions

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

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

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

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

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

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

Type of building:

Single Family Residence, One story

Approximate date of original

construction:

1967

Occupancy:

Vacant

In attendance:

Sellers Agent

Weather:

Clear

Temperature:

Hot: over 85 degrees

Front door roughly faces:

West

REPORT SUMMARY



DB Standard Home Inspection
DBStandardOffice@gmail.com
925-487-2811

Customer

Richard Brester, Successor Trustee

Address

6712 Birch Ct
Dublin CA 94568

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

2. ROOF

2.2 FLASHINGS

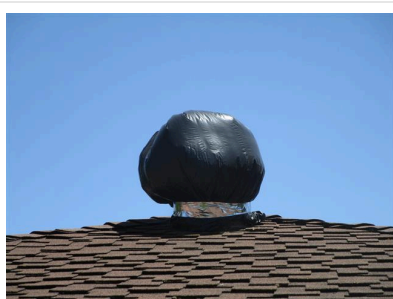
 ACTION RECOMMENDED

(1) Some flashings are lifting and/or have loose fasteners. Professional repair is recommended.



2.2 Item 1(Picture)

(2) Two turbine roof vents were covered in plastic during the inspection. Consulting with a roofing professional for further evaluation is recommended.



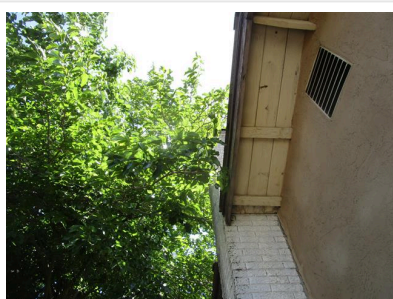
2.2 Item 2(Picture)

3. EXTERIOR

3.0 ACCESS AND VISIBILITY AROUND THE STRUCTURE(S)

ACTION RECOMMENDED

Vegetation is in contact with the building. Trimming it as needed is recommended to prevent physical damage; to discourage rodent activity; and to provide proper access to vents, equipment, and utilities as needed.



3.0 Item 1(Picture)

3.4 EAVES (ROOF SHEATHING, RAFTERS, BLOCKING, AND FASCIA)

ACTION RECOMMENDED

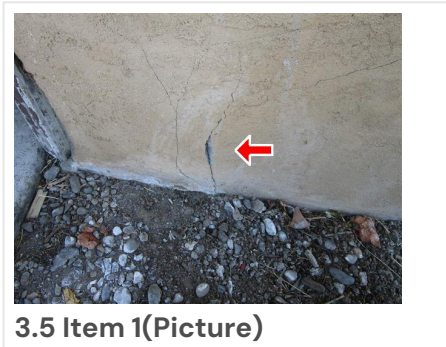
There is weather damage in the eaves. Professional repair or replacement of all damaged materials is recommended.



3.5 SIDING AND TRIM

📄 ACTION RECOMMENDED

(1) There are cracks in the stucco. Properly patching them is recommended to prevent further cracking and/or moisture penetration.



(2) The stucco is cracked and bowed in some areas - separating from the wall framing. Consulting with a stucco siding professional for further evaluation and repair is recommended.



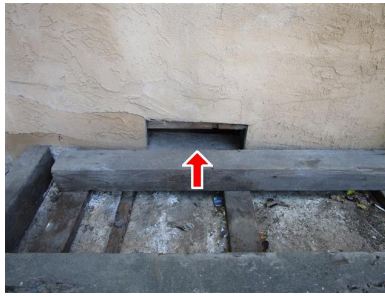
3.7 EXTERIOR VENTS (FOR ATTICS, CRAWL SPACES, AND GARAGES)

📄 ACTION RECOMMENDED

There are damaged crawl space screens. Repair is recommended to prevent rodent access.



3.7 Item 1(Picture)
back



3.7 Item 2(Picture)
north side

4. STRUCTURE

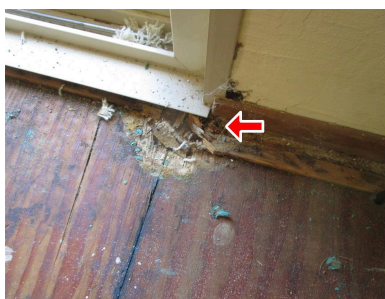
4.7 SUBFLOORS, JOISTS, SHEARWALL, AND GIRDERS

ACTION RECOMMENDED

There is apparent moisture damage and/or organic growth on wood members in the crawl space. Consulting with appropriate trade professionals for further evaluation, treatment, and repair as needed is recommended.



4.7 Item 1(Picture)
family room



4.7 Item 2(Picture)
master bedroom

4.10 FOUNDATION

ACTION RECOMMENDED

There are foundation cracks. Consulting with appropriate trade professionals for further evaluation and repair as needed is recommended to prevent further cracking, movement, and/or concrete deterioration.



4.10 Item 1(Picture)
below master bathroom



4.10 Item 2(Picture)
below master bathroom

5. GARAGE

5.0 GARAGE FIREWALL AND/OR CEILING BARRIER

📄 ACTION RECOMMENDED

There is an opening in the firewall (garage walls and ceilings adjacent to any living space). Properly sealing it with fire-rated material and/or approved sealant as needed is recommended to maintain proper garage/house fire separation and to prevent rodent access.



5.0 Item 1(Picture)
garage

6. ELECTRICAL SYSTEM

6.6 OUTLETS (RECEPTACLES)

📄 ACTION RECOMMENDED

(1) One outlet has reversed polarity (hot and neutral wires are mis-wired). Consulting with a licensed electrician for repair is recommended.



6.6 Item 1(Picture)
family room

(2) One outlet shows evidence of excessive heat. Consulting with a licensed electrician for further evaluation and repair is recommended



6.6 Item 2(Picture)
family room

(3) Two outlets are broken. Professional repair is recommended.



6.6 Item 3(Picture)
guest bedroom



6.6 Item 4(Picture)
master bedroom

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



6.6 Item 5(Picture)
south bedroom

6.7 GFCIS (GROUND FAULT CIRCUIT INTERRUPTERS)

ACTION RECOMMENDED

The kitchen countertop and guest bathroom outlets are not GFCI protected. Consulting with a licensed electrician to install them is recommended as a safety upgrade.

6.8 INSTALLED ELECTRICAL FIXTURES

ACTION RECOMMENDED

There is no way to light the family room. Repair is recommended.



6.8 Item 1(Picture)

7. PLUMBING SYSTEM

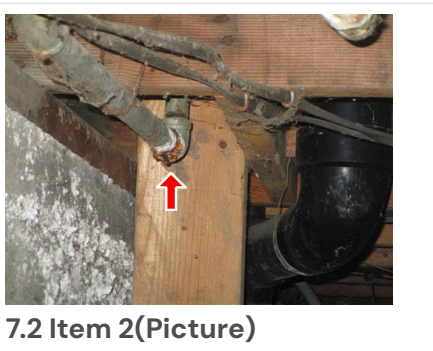
7.2 WATER SUPPLY PIPING

ACTION RECOMMENDED

The water pressure throughout the house is generally low and rusting fittings are visible. This is typical of older, galvanized steel supply piping and is caused by rust accumulation inside the pipes. Professional replacement of the remaining supply piping with copper is recommended.



7.2 Item 1(Picture)

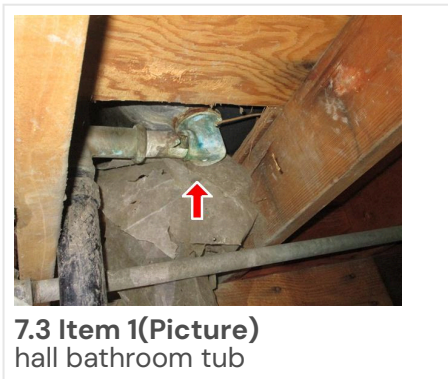


7.2 Item 2(Picture)

7.3 WASTE PIPING

ACTION RECOMMENDED

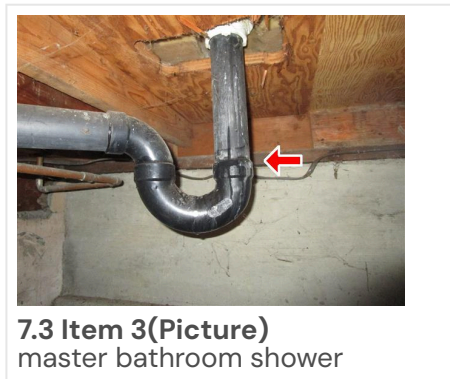
There are waste pipe leaks in the crawl space. Professional repair is recommended.



7.3 Item 1(Picture)
hall bathroom tub



7.3 Item 2(Picture)
hall bathroom



7.3 Item 3(Picture)
master bathroom shower



7.3 Item 4(Picture)
south bedroom

7.7 FAUCETS, SHOWER HEADS, AND DIVERTERS

📄 ACTION RECOMMENDED

There is a leaking faucet. Repair is recommended.



7.7 Item 1(Picture)
garage sink

7.8 SINKS, TUBS, AND DRAINS

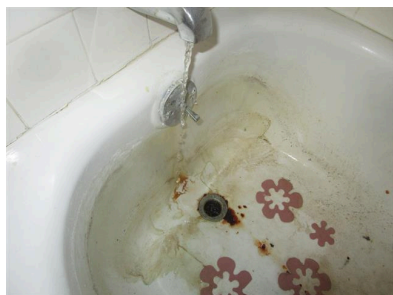
📄 ACTION RECOMMENDED

(1) A sink is cracked through. Replacing the sink is recommended.



7.8 Item 1(Picture)
garage sink

(2) A mechanical drain stopper is not functional. Repair is recommended.

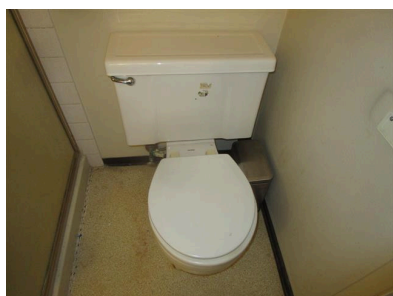


7.8 Item 2(Picture)
hall bathroom

7.9 TOILETS

📄 ACTION RECOMMENDED

A toilet is loose. Properly securing it to the floor is recommended.



7.9 Item 1(Picture)
guest bathroom

7.11 SUMP AND/OR EJECTOR PUMP

📄 ACTION RECOMMENDED

The sump pump is improperly installed. Consulting with a plumbing professional for proper reinstallation is recommended.



7.11 Item 1(Picture)
drains to backyard



7.11 Item 2(Picture)
extension chord use



7.11 Item 3(Picture)
improper installation

9. INTERIOR

9.3 WALLS

📄 ACTION RECOMMENDED

There are wall cracks in some areas. This is typical and does not seem to indicate excessive structural movement. Patching and painting is recommended.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.5 WINDOWS

📄 ACTION RECOMMENDED

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



9.5 Item 1(Picture)
family room



9.5 Item 2(Picture)
master bedroom

9.6 FLOORS

📄 ACTION RECOMMENDED

The flooring is damaged in some areas. Professional repair is recommended.



9.6 Item 1(Picture)
master bathroom



9.6 Item 2(Picture)
guest bathroom

9.7 TUB AND SHOWER AREAS

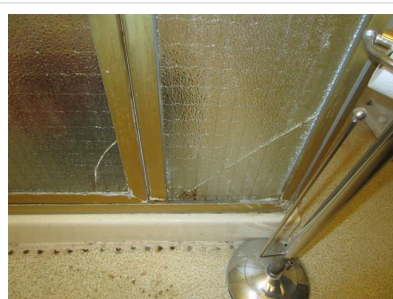
📄 ACTION RECOMMENDED

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



9.7 Item 1(Picture)
guest bathroom shower

(2) The guest bathroom shower door and panel are cracked. Repair is recommended.



9.7 Item 2(Picture)

Home inspectors are NOT required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substances including but not limited to asbestos, lead, mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

THIS CONCLUDES THE SUMMARY AND REPAIR RECOMMENDATION SECTION. PLEASE CONSULT WITH TRAINED PROFESSIONALS FOR REPAIR RECOMMENDATIONS AS APPROPRIATE TO INSURE PROPER WORKMANSHIP AND

SAFETY OF THE PERSON(S) INVOLVED. THE BODY OF THE INSPECTION REPORT FOLLOWS. PLEASE READ THE ENTIRE REPORT FOR MORE INFORMATION ABOUT EACH SECTION OF THE PROPERTY.

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✓ RESULTS AT A GLANCE

99

✓ ITEMS INSPECTED
Total number in report.

28

✓ SUMMARY COMMENTS
Total number in report.

75

✓ PHOTOS
Total number in report.

🏠 1. UTILITIES

👁️ ITEMS: UTILITIES

1.0 MAIN WATER VALVE

✓ SATISFACTORY

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



1.0 Item 1(Picture)
front

1.1 SEWER CLEAN-OUT

✓ FYI

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



1.1 Item 1(Picture)
front

1.2 MAIN GAS SHUT-OFF VALVE

☑ SATISFACTORY

Included is a photo of the main gas valve. No smell of gas was detected around the meter or gas appliances at the time of this inspection. However, if the smell of gas is present, immediately exit the building and contact a plumbing professional and/or the gas supplier. When the valve is lined up with the pipe, it is open. To turn off the gas, rotate the valve 1/4 turn until it becomes perpendicular to the pipe (a heavy wrench may be needed).



1.2 Item 1(Picture)
side of garage

1.3 AUTOMATIC GAS SHUT-OFF VALVE

☑ NOT PRESENT

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

1.4 MAIN ELECTRICAL SERVICE DISCONNECT

☑ SATISFACTORY

Included is a photo of the electric meter and main service disconnect.



1.4 Item 1(Picture)
side of garage

🏠 2. ROOF

📋 DESCRIPTION

The home inspector shall Observe roof covering and drainage systems; flashings, skylights, chimneys, and other roof penetrations, plus signs of leaks or damage. The home inspector shall Describe the type of roof covering materials and Report the methods used to observe the roof. The home inspector is NOT required to walk on the roofing or inspect attached accessories including, but not limited to, solar systems, antennae, and satellite dishes. (NORMAL SERVICE LIFE: Roofing materials are expected to last from 15-50 years depending on the slope and type of material)

🔧 STYLES & MATERIALS: ROOF

Roofing material:

Composition shingles

Method of roof inspection:

Ladder at roof edges
Viewed from ground

👁️ ITEMS: ROOF

2.0 ROOF SURFACE MATERIAL

✅ SATISFACTORY

(1) The roof surface material appears to be in satisfactory condition. Consulting with a roofing professional for annual inspections and maintenance is recommended to prevent future leakage and moisture-related damage.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) NOTE: A licensed roofing contractor was also hired to perform a roof inspection for this customer.

2.1 ROOF PERFORMANCE

☑ SATISFACTORY

2.2 FLASHINGS

📋 ACTION RECOMMENDED

(1) Some flashings are lifting and/or have loose fasteners. Professional repair is recommended.



2.2 Item 1(Picture)

(2) Two turbine roof vents were covered in plastic during the inspection. Consulting with a roofing professional for further evaluation is recommended.



2.2 Item 2(Picture)

2.3 CHIMNEYS AND SKYLIGHTS

☑ SATISFACTORY

2.4 ROOF DRAINAGE SYSTEM

☑ SATISFACTORY

2.5 SOLAR PANELS

☑ NOT PRESENT

🏠 3. EXTERIOR



☰ DESCRIPTION

The home inspector shall Observe siding, flashings, and trim; exterior doors and windows; attached decks, balconies, steps, porches and railings; eaves, soffits, and fascias; vegetation, grading, drainage, driveways, patios,

walkways, and retaining walls with respect to their effect on the structure. The home inspector shall Describe siding materials; Operate all exterior doors and windows; Probe exterior wood components where deterioration is suspected and safely accessible. The inspector is NOT required to observe: screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; remote control transmitters; geological conditions; recreational facilities (including spas, saunas, swimming pools, playground equipment, and other entertainment or athletic facilities); detached buildings; or buried fuel storage tanks. The home inspector is NOT required to: move personal items, panels, furniture, equipment, plants, soil, or debris that obstruct access or visibility.

✂ STYLES & MATERIALS: EXTERIOR

Siding materials:

Stucco
Wood
Rock veneer

Attached patio covers and awnings:

None

Attached decking and porches:

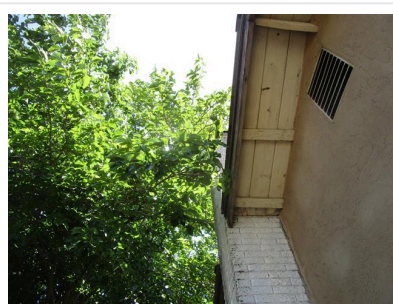
None

👁 ITEMS: EXTERIOR

3.0 ACCESS AND VISIBILITY AROUND THE STRUCTURE(S)

📋 ACTION RECOMMENDED

Vegetation is in contact with the building. Trimming it as needed is recommended to prevent physical damage; to discourage rodent activity; and to provide proper access to vents, equipment, and utilities as needed.



3.0 Item 1(Picture)

3.1 DRIVEWAYS, WALKWAYS, AND PATIOS

✅ SATISFACTORY

3.2 LOT GRADING AND DRAINAGE

✅ SATISFACTORY

The lot grading and drainage system appears to have adequately directed roof and exterior surface water away from the building(s). Keeping the roof and lot drainage systems clear of debris during rains is recommended to properly direct water away from the building(s).

3.3 FENCING AND GATES

✅ NOT INSPECTED

Inspecting fencing and gates is NOT included as part of this inspection. However, consulting with appropriate trade professionals for further evaluation of the fencing as appropriate should be considered.

3.4 EAVES (ROOF SHEATHING, RAFTERS, BLOCKING, AND FASCIA)

📄 ACTION RECOMMENDED

There is weather damage in the eaves. Professional repair or replacement of all damaged materials is recommended.



3.4 Item 1(Picture)
back

3.5 SIDING AND TRIM

📄 ACTION RECOMMENDED

(1) There are cracks in the stucco. Properly patching them is recommended to prevent further cracking and/or moisture penetration.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

(2) The stucco is cracked and bowed in some areas - separating from the wall framing. Consulting with a stucco siding professional for further evaluation and repair is recommended.



3.5 Item 3(Picture)
south side

3.6 DOORS AND JAMBS

☑ SATISFACTORY

3.7 EXTERIOR VENTS (FOR ATTICS, CRAWL SPACES, AND GARAGES)

📁 ACTION RECOMMENDED

There are damaged crawl space screens. Repair is recommended to prevent rodent access.



3.7 Item 1(Picture)
back



3.7 Item 2(Picture)
north side

3.8 WINDOWS AND SCREENS

☑ SATISFACTORY

🏠 4. STRUCTURE

☰ DESCRIPTION

The Home Inspector shall Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall Describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is NOT required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons, or Move furniture or personal property. It is impractical to determine what, if any, building codes were in effect when a structure was built or remodeled and it is impossible to know how the codes were interpreted and enforced at those times.

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

✂ STYLES & MATERIALS: STRUCTURE

Roof Structure:

Wood framed

Ceiling Structure:

Wood framed

Method of attic inspection:

Entered the attic

Wall Structure:

Foundation type:

Floor Structure:

Wood framed

Poured concrete, raised foundation

Wood joists, girders, and subfloor

Floor supports:

Concrete piers with wood pads and posts

Method of crawl space inspection:

Entered the crawl space

👁 ITEMS: STRUCTURE

4.0 GENERAL STRUCTURE

☑ SATISFACTORY

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

4.1 INTERIOR ACCESS AND VISIBILITY

☑ SATISFACTORY

4.2 ATTIC SPACE(S)

☑ SATISFACTORY

The attic entrance is located in a hallway. Included are general photos inside the attic. FYI



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.3 ROOF STRUCTURE

☑ SATISFACTORY

4.4 CEILINGS (STRUCTURAL)

☑ SATISFACTORY

4.5 WALLS (STRUCTURAL)

☑ SATISFACTORY

4.6 CRAWL SPACE(S)

☑ SATISFACTORY

There are crawl space entrances in two bedroom closets. Included are general photos inside the crawl space areas. FYI



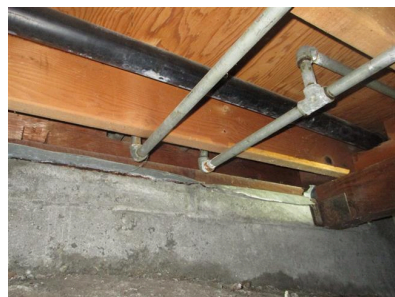
4.6 Item 1(Picture)
south side



4.6 Item 2(Picture)
living room



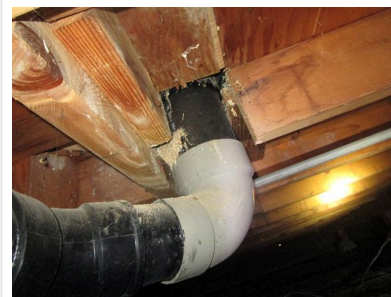
4.6 Item 3(Picture)
living room



4.6 Item 4(Picture)
kitchen



4.6 Item 5(Picture)
water heater/furnace closet



4.6 Item 6(Picture)
hall bathroom toilet



4.6 Item 7(Picture)
family room



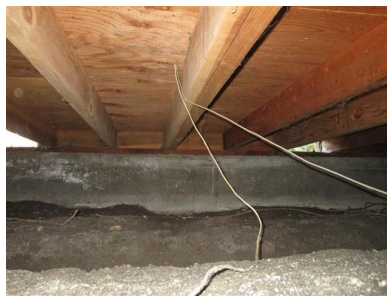
4.6 Item 8(Picture)
family room



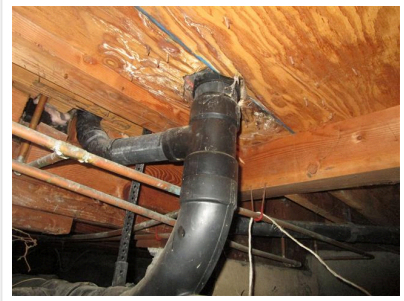
4.6 Item 9(Picture)
guest bathroom shower



4.6 Item 10(Picture)
guest bathroom toilet



4.6 Item 11(Picture)
south side



4.6 Item 12(Picture)
master bathroom toilet



4.6 Item 13(Picture)
rear addition



4.6 Item 14(Picture)
rear addition



4.6 Item 15(Picture)
rear addition

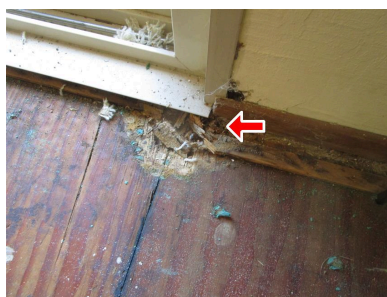
4.7 SUBFLOORS, JOISTS, SHEARWALL, AND GIRDERS

📄 ACTION RECOMMENDED

There is apparent moisture damage and/or organic growth on wood members in the crawl space. Consulting with appropriate trade professionals for further evaluation, treatment, and repair as needed is recommended.



4.7 Item 1(Picture)
family room



4.7 Item 2(Picture)
master bedroom

4.8 FLOOR SUPPORT SYSTEM

✅ SATISFACTORY

4.9 CRAWL SPACE SOIL CONDITION

✅ SATISFACTORY

Some soil in the crawl space is wet. No moisture related damage is noted.

4.10 FOUNDATION

📄 ACTION RECOMMENDED

There are foundation cracks. Consulting with appropriate trade professionals for further evaluation and repair as needed is recommended to prevent further cracking, movement, and/or concrete deterioration.



4.10 Item 1(Picture)
below master bathroom



4.10 Item 2(Picture)
below master bathroom

4.11 APPARENT REMODELING AND/OR UPDATES

👍 SATISFACTORY

Structural addition, dual pane windows, and newer HVAC system and ducting remodeling are some apparent improvements that may have been subject to local permits and building codes at the time of their installation. Other improvements, repairs, and insurance claims may have been made that are not apparent to the inspector. Inquiring about all related history and documentation is recommended.

4.12 RODENT ACTIVITY

👎 NOT INSPECTED

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

🏠 5. GARAGE

📄 DESCRIPTION

The home inspector shall inspect all accessible and visible areas of each garage and operate all functional and accessible doors.

🔧 STYLES & MATERIALS: GARAGE

Garage:

Attached

👁️ ITEMS: GARAGE

5.0 GARAGE FIREWALL AND/OR CEILING BARRIER

📄 ACTION RECOMMENDED

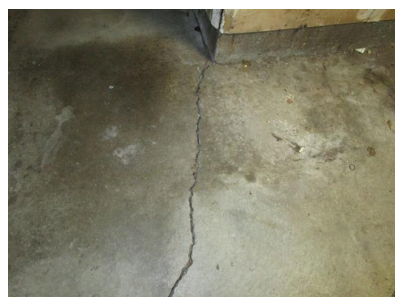
There is an opening in the firewall (garage walls and ceilings adjacent to any living space). Properly sealing it with fire-rated material and/or approved sealant as needed is recommended to maintain proper garage/house fire separation and to prevent rodent access.



5.0 Item 1(Picture)
garage

5.1 GARAGE FLOOR**☑ SATISFACTORY**

Cracks are visible on the floor of the garage. These are typical and do not appear to represent excessive structural movement.



5.1 Item 1(Picture)

5.2 GARAGE DOORS**☑ SATISFACTORY****5.3 GARAGE DOOR OPENERS****☑ SATISFACTORY**

The overhead garage door operates manually.

5.4 GARAGE/HOUSE DOOR**☑ SATISFACTORY****🏠 6. ELECTRICAL SYSTEM****📄 DESCRIPTION**

The home inspector shall Observe: main service equipment, grounding equipment, amperage and voltage

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

✂ STYLES & MATERIALS: ELECTRICAL SYSTEM

Main electrical service wires:

Overhead

Main panel rating:

100 amps, 240 volts

Overload protection devices:

Breakers

Predominant branch circuit wiring type(s):

Non-metallic cable

Conduit covered

Branch circuit wiring material (15 and 20 amp):

Copper

Type(s) of outlets:

Grounded, 3 prong

👁 ITEMS: ELECTRICAL SYSTEM

6.0 OVERHEAD ELECTRIC SERVICE WIRES

☑ SATISFACTORY

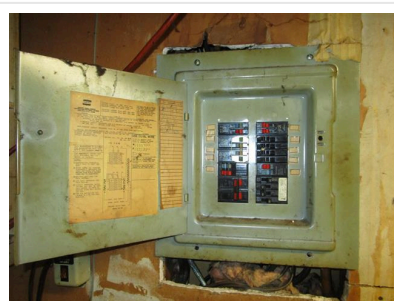
6.1 MAIN ELECTRICAL GROUND

☑ SATISFACTORY

6.2 ELECTRIC PANELS

☑ SATISFACTORY

Subpanel photo



6.2 Item 1(Picture)
garage

6.3 BREAKER LABELING

☑ SATISFACTORY

6.4 ELECTRICAL PANEL WIRING

☑ SATISFACTORY

6.5 DISTRIBUTION WIRING

☑ SATISFACTORY

6.6 OUTLETS (RECEPTACLES)

📄 ACTION RECOMMENDED

(1) One outlet has reversed polarity (hot and neutral wires are mis-wired). Consulting with a licensed electrician for repair is recommended.



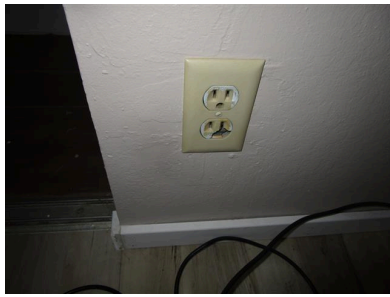
6.6 Item 1(Picture)
family room

(2) One outlet shows evidence of excessive heat. Consulting with a licensed electrician for further evaluation and repair is recommended.



6.6 Item 2(Picture)
family room

(3) Two outlets are broken. Professional repair is recommended.



6.6 Item 3(Picture)
guest bedroom



6.6 Item 4(Picture)
master bedroom

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



6.6 Item 5(Picture)
south bedroom

6.7 GFCIS (GROUND FAULT CIRCUIT INTERRUPTERS)

ACTION RECOMMENDED

The kitchen countertop and guest bathroom outlets are not GFCI protected. Consulting with a licensed electrician to install them is recommended as a safety upgrade.

6.8 INSTALLED ELECTRICAL FIXTURES

ACTION RECOMMENDED

There is no way to light the family room. Repair is recommended.



6.8 Item 1(Picture)

6.9 240 VOLT DRYER OUTLET

SATISFACTORY

NOTE: When installing a new dryer, the outlet and/or the power chord may have to be updated.

7. PLUMBING SYSTEM

DESCRIPTION

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

STYLES & MATERIALS: PLUMBING SYSTEM

Gas Service:

Natural gas

Visible water supply pipe (to building):

Not visible

Visible water distribution piping (inside building):

Copper
Galvanized steel

Sewage system:

Public

Visible waste water piping:

Plastic

Water heater power source:

Natural gas

Laundry service location:

Garage

Water conditioning system:

Filtered drinking water dispenser

Fire sprinkler system:

None

ITEMS: PLUMBING SYSTEM

7.0 GAS PIPING

 SATISFACTORY

7.1 GAS SUPPLY FOR A DRYER

 NOT PRESENT

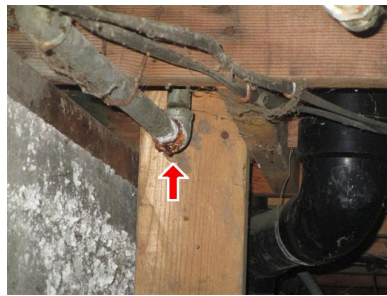
7.2 WATER SUPPLY PIPING

 ACTION RECOMMENDED

The water pressure throughout the house is generally low and rusting fittings are visible. This is typical of older, galvanized steel supply piping and is caused by rust accumulation inside the pipes. Professional replacement of the remaining supply piping with copper is recommended.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 WASTE PIPING

📋 ACTION RECOMMENDED

There are waste pipe leaks in the crawl space. Professional repair is recommended.

7.3 Item 1(Picture)
hall bathroom tub7.3 Item 2(Picture)
hall bathroom7.3 Item 3(Picture)
master bathroom shower7.3 Item 4(Picture)
south bedroom

7.4 WATER HEATER

✅ SATISFACTORY

7.5 AGE OF WATER HEATER

✅ FYI

The water heater appears to have been installed since approximately 2017.

7.6 SEISMIC STRAPPING

☑ SATISFACTORY

The water heater appears to be properly strapped and braced to resist lateral forces such as an earthquake.



7.6 Item 1(Picture)
family room closet

7.7 FAUCETS, SHOWER HEADS, AND DIVERTERS**☐ ACTION RECOMMENDED**

There is a leaking faucet. Repair is recommended.



7.7 Item 1(Picture)
garage sink

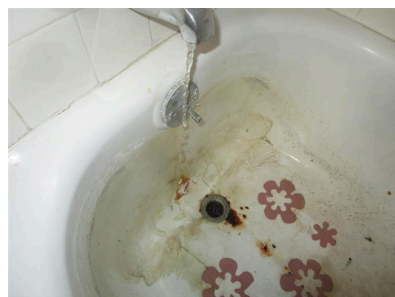
7.8 SINKS, TUBS, AND DRAINS**☐ ACTION RECOMMENDED**

(1) A sink is cracked through. Replacing the sink is recommended.



7.8 Item 1(Picture)
garage sink

(2) A mechanical drain stopper is not functional. Repair is recommended.



7.8 Item 2(Picture)
hall bathroom

7.9 TOILETS

ACTION RECOMMENDED

A toilet is loose. Properly securing it to the floor is recommended.



7.9 Item 1(Picture)
guest bathroom

7.10 IRRIGATION SYSTEM

NOT INSPECTED

Inspecting irrigation systems is NOT included as part of this inspection. However, consulting with appropriate trade professionals for further evaluation of the irrigation system should be considered.

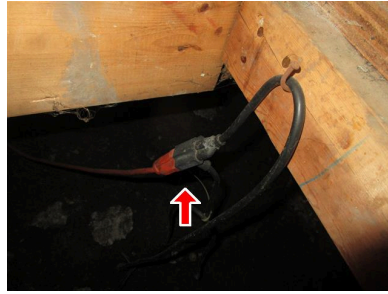
7.11 SUMP AND/OR EJECTOR PUMP

ACTION RECOMMENDED

The sump pump is improperly installed. Consulting with a plumbing professional for proper reinstallation is recommended.



7.11 Item 1(Picture)
drains to backyard



7.11 Item 2(Picture)
extension chord use



7.11 Item 3(Picture)
improper installation

🏠 8. HEATING, AC, AND FIRE PLACES

📋 DESCRIPTION

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

✂️ STYLES & MATERIALS: HEATING, AC, AND FIRE PLACES

Heating system type(s):

Gas forced air

AC system type(s):

Split system, 240 volts

Distribution ducting:

Flexible plastic, insulated

Fireplace locations:

Family room

ITEMS: HEATING, AC, AND FIRE PLACES

8.0 HEATING SYSTEM(S)

☑ SATISFACTORY

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



8.0 Item 1(Picture)
family room closet

8.1 AGE OF HEATING SYSTEM(S)

☑ FYI

The system appears to have been installed since approximately 2017.

8.2 EXHAUST AND VENTING SYSTEMS

☑ SATISFACTORY

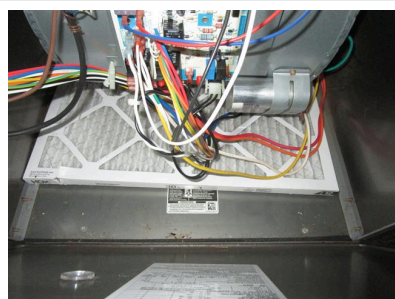
8.3 THERMOSTATS

☑ SATISFACTORY

8.4 FILTER INFORMATION

☑ SATISFACTORY

The filter is located inside the furnace.



8.4 Item 1(Picture)

8.5 DUCTS AND REGISTERS

☑ SATISFACTORY

Each register was checked for warm and/or cooled air during the HVAC system inspection. The scope of the inspection does not include precise pressure and volume measurements.



8.5 Item 1(Picture)
heating



8.5 Item 2(Picture)
cooling

8.6 AIR CONDITIONING (AC)

☑ SATISFACTORY

The AC system appeared to function properly. Air produced at the registers dropped at least 16 degrees relative to ambient air when operating in the cooling mode.



8.6 Item 1(Picture)
back

8.7 AGE OF AC SYSTEM(S)

☑ FYI

The system appears to have been installed since approximately 2017.

8.8 AC CONDENSATE DRAIN SYSTEM

☑ SATISFACTORY

8.9 WOOD-BURNING FIREPLACES

☑ SATISFACTORY

8.10 DAMPERS

☑ SATISFACTORY

🏠 9. INTERIOR

DESCRIPTION

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

STYLES & MATERIALS: INTERIOR

Ceiling Material:

Textured Drywall

Wall Material:

Textured drywall

Window Types:

Dual pane

ITEMS: INTERIOR

9.0 SMOKE DETECTORS

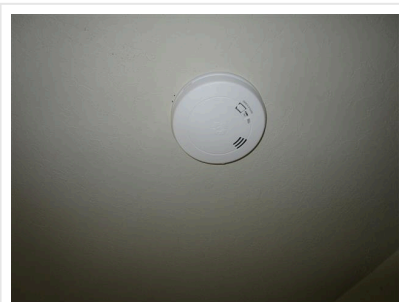
✓ SATISFACTORY

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

9.1 CARBON MONOXIDE (CO) DETECTORS

✓ SATISFACTORY

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



9.1 Item 1(Picture)

9.2 CEILINGS

✓ SATISFACTORY

9.3 WALLS

📄 ACTION RECOMMENDED

There are wall cracks in some areas. This is typical and does not seem to indicate excessive structural movement. Patching and painting is recommended.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.4 DOORS

☑ SATISFACTORY

9.5 WINDOWS

📋 ACTION RECOMMENDED

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



9.5 Item 1(Picture)
family room



9.5 Item 2(Picture)
master bedroom

9.6 FLOORS

📋 ACTION RECOMMENDED

The flooring is damaged in some areas. Professional repair is recommended.



9.6 Item 1(Picture)
master bathroom



9.6 Item 2(Picture)
guest bathroom

9.7 TUB AND SHOWER AREAS

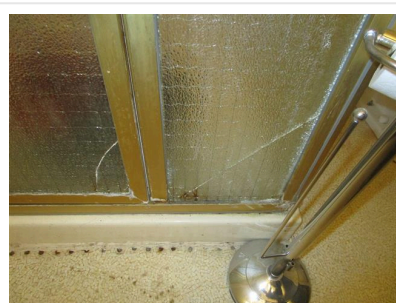
📄 ACTION RECOMMENDED

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



9.7 Item 1(Picture)
guest bathroom shower

(2) The guest bathroom shower door and panel are cracked. Repair is recommended.



9.7 Item 2(Picture)

9.8 COUNTERS AND CABINETS

✅ SATISFACTORY

🏠 10. KITCHEN APPLIANCES

📄 DESCRIPTION

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

👁️ ITEMS: KITCHEN APPLIANCES

10.0 STOVE

✅ SATISFACTORY

10.1 OVEN

☑ SATISFACTORY

10.2 STOVE EXHAUST FAN

☑ SATISFACTORY

10.3 DISHWASHER

☑ SATISFACTORY

No "air gap" for the dishwasher drainage system is installed. Air gaps are not required for all dishwasher installations and are not required in all municipalities. Consulting the dishwasher installation manual and the local municipality for more information should be considered.

10.4 DISPOSAL

☑ SATISFACTORY

10.5 BUILT-IN MICROWAVE OVEN

☑ SATISFACTORY

🏠 11. INSULATION AND VENTILATION

☰ DESCRIPTION

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

✂ STYLES & MATERIALS: INSULATION AND VENTILATION

Dryer duct:

Flexible metal

Attic insulation:

Loose fill (blown in)

Wall insulation:

Assumed to be installed based on the age of building

Subfloor insulation:

None

👁 ITEMS: INSULATION AND VENTILATION

11.0 ATTIC INSULATION

☑ SATISFACTORY

11.1 ATTIC VENTILATION

☑ SATISFACTORY

11.2 DRYER DUCT

☑ SATISFACTORY

11.3 BATHROOM VENTILATION

☑ SATISFACTORY

11.4 CRAWL SPACE VENTILATION

☑ SATISFACTORY



INVOICE

DB Standard Home Inspection
 DBStandardOffice@gmail.com
 925-487-2811
 Inspected By: Justin Mullaney

Inspection Date: 6/12/2024
Report ID: 20240612-6712-Birch-Ct

Customer Info:	Inspection Property:
Richard Brester, Successor Trustee	6712 Birch Ct Dublin CA 94568
Customer's Real Estate Professional: John Manos	

Inspection Fee:

Service	Price	Amount	Sub-Total
2,001 - 3,000 sq. ft.	700.00	1	700.00
Discount	-50.00	1	-50.00

Tax \$0.00
Total Price \$650.00

Payment Method:
Payment Status:
Note: