



Property Inspection Report #20240269

Date of Inspection: 2/5/2024

For the Property located at:
2572 Virginia Street unit #5, Berkeley, CA 94709



For the Exclusive Use of:
Idea Lin

Client's Real Estate Representative:
Idea Lin of Coldwell Banker New Century

Important, please read:

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

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Date: 2/5/2024	Time: 09:30 AM to 10:15 AM	Report # 20240269
Property: 2572 Virginia Street unit #5 Berkeley CA 94709	Client: Idea Lin	Real Estate Professional: Idea Lin Coldwell Banker New Century
Inspected by: Ian Westmoreland	NACHI #07102506	

Introduction to this report

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

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

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

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

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

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

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

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

Areas Not Inspected

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

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

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

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

Health & Safety Information

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

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

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

General Information

Building Type: Condominium	Estimated Age: Built 1981	Size (square feet): 985 (from Public Record)
Climatic Conditions: Light Rain	Soil Conditions: Wet	Approximate Outside Temperature (F): 55 - 60
Location Zoning: Residential	Property Occupied: No	Property Furnished: Partially
In Attendance: Vacant (inspector only)		

1. Interior

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



Items

1.0 General Comments

Comments: Inspected

(1) We inspected the residential property at the above address. The subject property is a condominium and is located across two (2) levels. The building in which the subject property is located contains a number of additional units and was originally constructed in 1981 according to information available online. Several modifications have been made to the original property including remodeling and/or partial remodelling of the kitchen and bathroom(s). This report describes the property as viewed from the interior only. The exterior of the property and all components beyond the subject unit were not inspected.

(2) Several modifications have been made to the building since its original construction. We recommend a complete permit history be obtained from the local building department. It is important to determine if modifications to the building were made in conjunction with the correct permits and/or if permits were required for the modifications concerned.

(3) There are a number of additional units in the building. Multi-unit buildings are typically managed by a Home Owners Association (HOA). Common components at and around buildings of this kind are generally the responsibility of the HOA. We recommend the HOA's Declaration of Covenants, Conditions and Restrictions, and the Reserve Study be reviewed. The Reserve Study should provide anticipated remaining life expectancies of the building's major components and systems, a funding strategy to cover future major repairs and/or replacements, and any anticipated special assessments. This report makes no differentiation between which components are the responsibility of the owner or the HOA.

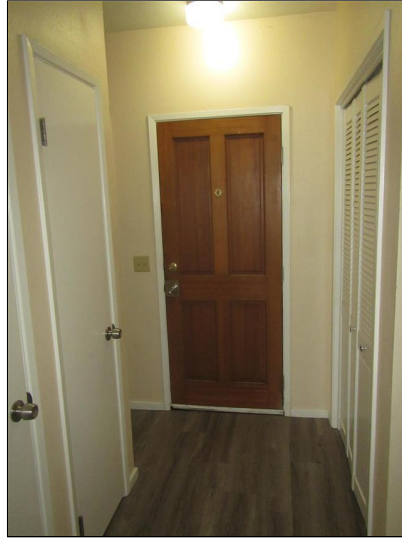
1.1 Main Entrance

Comments: Inspected

The overall condition of the entranceway was noted to be serviceable (Picture 1). The concrete walkway was examined and found to be in serviceable condition with light to moderate staining. The entry door was in serviceable condition, was securely fitted, and swung easily on its hinges (Picture 2). The latch, dead bolt and door hardware were fully functional and were smooth to operate. The exterior lighting fixture was working.



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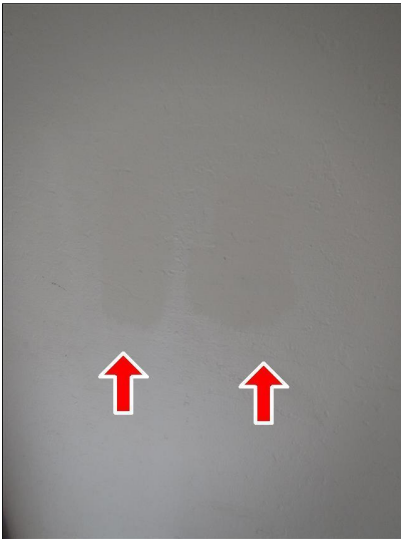
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1.2 Walls & Ceilings

Comments: Maintenance Suggestion(s)

The interior was found to be in generally serviceable condition. The overall condition of the interior walls was noted to be generally serviceable with a number of examples of cosmetic damage - chips, marks, minor holes, small cracks etc. (Picture 1-3). The overall condition of the ceilings was noted to be serviceable with no signs of water intrusion or serious marks.

Maintenance: Make appropriate minor repairs to walls and/or ceilings prior to re-painting.



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1.3 Floor Coverings

Comments: Inspected

(1) The overall condition of the floor coverings was noted to be good. There were several areas where the surface of the floors was not level, most notably in front of the fireplace (Picture 1). No predominant direction of slope was established.



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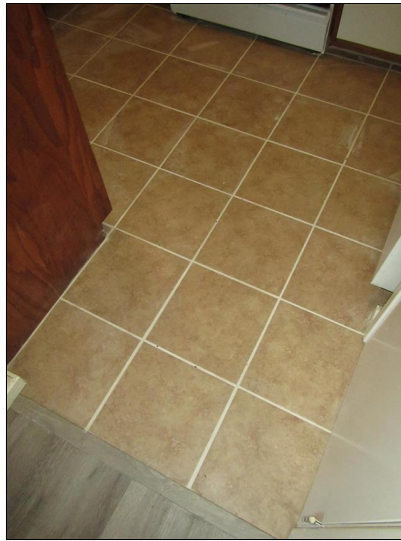
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(2) Laminate floor coverings throughout the interior were in generally good condition with no significant marks or scratches in the visible areas (Picture 2).

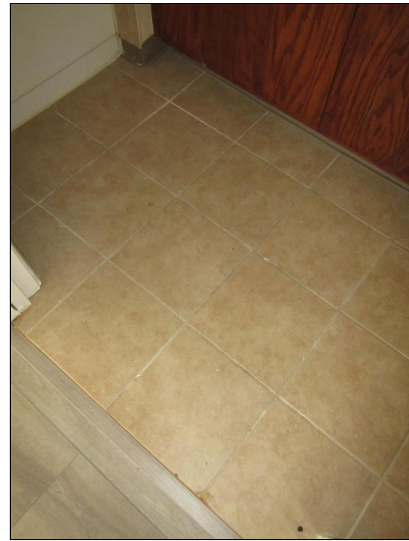
(3) The floor tile in the kitchen and both bathrooms was in good condition with no cracked or loose tiles (Picture 3-5). No loose or damaged grout was noted.



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1.4 Interior Doors

Comments: Inspected

The overall condition of the interior and closet doors was noted to be serviceable. All interior and closet doors were functional and easy to operate. Handles and latches were present and functional throughout. Guides were present at all sliding closet doors. Cosmetic damage was noted at several doors (Picture 1&2).



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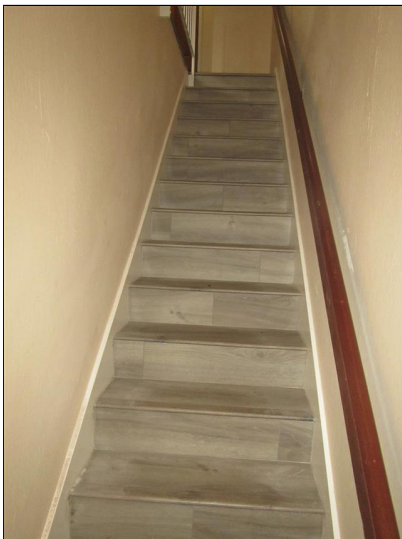


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1.5 Stairs & Handrail(s)

Comments: Inspected

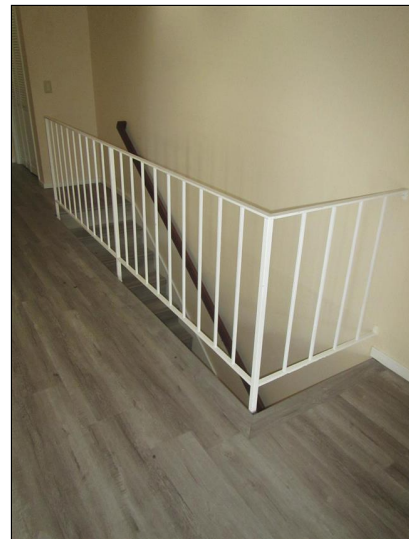
The surface of the stairs was in good condition (Picture 1). There was no significant wear in the high traffic areas. The wall-mounted handrail was securely fastened. The handrail has the recommended rounded-over ends (Picture 2). The enclosure at the upper level was secure and conforms to height recommendations (Picture 3). The gaps between railings at the enclosure are marginally greater than the recommended maximum of three (3) inches.



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1.6 Smoke Detectors

Comments: Health & Safety Issue

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

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

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



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1.7 Carbon Monoxide Detectors

Comments: Health & Safety Issue

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

There was no CO detector present at the lower level of the building. CO detectors are required at the interior of all floors of residential buildings. All installed CO detectors were responsive to electrical test.

Recommendation: Install a CO detector at the lower level. Periodic testing of CO detectors is highly recommended.

1.8 Windows

Comments: Further Inspection Recommended, Minor Repairs Required

(1) With the exceptions noted below, all windows are single-pane aluminum-framed units with a mixture of casement, awning and fixed panels (Picture 1&2). The overall condition of the windows was noted to be serviceable. One (1) crack handles was missing from the principal bedroom (Picture 3). All other casement and awning windows were found to be fully operable. Window latches were intact and functional throughout. The paint was peeled at the window sill in the hallway bathroom (Picture 4). About half of the windows were fitted with screens which were found to be in serviceable condition where present.

Recommendations: Replace damaged and/or missing window latch(es) and/or crank(s). Missing screens should be replaced or re-installed as appropriate. Replace any damaged wood in the window sill(s) and re-paint as required. All loose paint should be removed before repainting. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of these areas.



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(2) The windows at the rear of the living area are single-pane wood-framed fixed panels (Picture 5).

1.9 Exterior Doors

Comments: Further Inspection Recommended, Repair or Replace

(1) The three (3) sets of double exterior doors at the living and dining area were examined and found to be in adequate to serviceable condition (Picture 1). All doors were operable. The doors have been glazed with modern tempered safety glass which is marked accordingly. There were several examples of moisture-related damage and/or peeling paint at the doors and at the exterior frames and sills (Picture 2-3). All three (3) latches and the two (2) dead bolts were intact and were smooth to operate. No screen doors were present.

Recommendations: Replace all damaged wood in the doors and at the exterior frames and sills. All loose paint should be removed before repainting. Any exposed untreated wood should be primed and/or painted as appropriate. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of these areas.



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(2) Doors at the rear of the of the living area have been fitted with exterior safety bars which were found to be secure (Picture 4). Water was infiltrating into the living area in the area adjacent to these doors (Picture 5). It was not clear whether the water originates from the double doors however there was no other obvious source.

Recommendations: Determine the origin of the water intrusion and make repairs as necessary.



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(3) The double exterior doors at the principal bedroom were examined and found to be in good condition (Picture 6). These doors are modern dual-pane units which were securely fitted and swung freely on their hinges. The latch, dead bolt and door hardware were intact and were smooth to operate. No screen doors were present.

1.10 Patios, Balconies & Decks

Comments: Further Inspection Recommended, Repair or Replace

(1) The exterior deck and stairs were examined and found to be in adequate condition (Picture 1). The deck boards were in adequate condition with a number of examples of moisture-related damage.. The tree which passes through the deck has outgrown the space available resulting in lifting of the adjacent boards (Picture 2). The area below the deck was inaccessible. The supporting structure was not evaluated. Several sections of the enclosures were missing (Picture 3). There was no graspable handrail present at either section of the stairs.

Recommendations: Replace all damaged wood in the deck and supporting structure. Repair or replace the enclosures. Remove the tree of increase the space available for the trunk to pass through the deck. Install a graspable handrail at

each section of the stairs. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of the deck.



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(2) The exterior patio was examined and found to be in serviceable to good condition. The surface of the patio was free from significant staining (Picture 4). A surface drain was present at the patio (Picture 5). A sump pump was also present which implies that the patio area is prone to flooding (Picture 6). The sump pump discharges to the front of the lot.

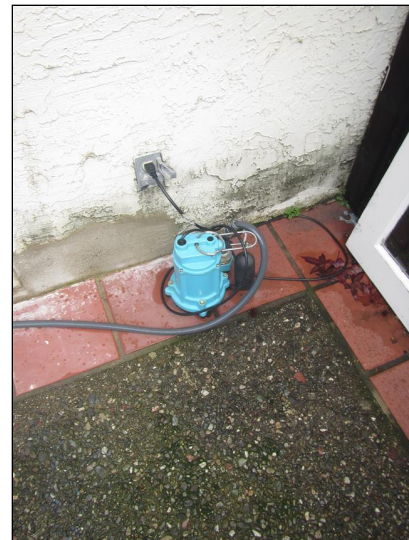
Recommendations: Monitor the performance of the drainage system at the patio under wet conditions. Improvements may be require in order to prevent flooding at the patio.



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

2. Kitchen(s)

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



Items

2.0 Countertops and Cabinets

Comments: Inspected

The built-in cabinets were found to be in overall serviceable condition. Drawers and cabinet doors were all fully operable. Cabinet hardware was installed throughout and was fully functional. There was some cosmetic damage at the interior of the cabinets and/or at the cabinet doors (Picture 1). Countertops were found to be in overall serviceable condition. There was some cosmetic damage at the surface of the countertops (Picture 2&3).



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

Comments: Modification(s) Recommended, Minor Repairs Required

(1) The sink was found to be in serviceable condition with no signs of leaks around the sink, at the drain line, or in the cabinet below the sink. The sink faucet was leaking (Picture 1). Plumbing fixtures were fully operable.

Recommendations: Repair the leak at the sink faucet.



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

(3) The dishwasher was run for an extended period and found to drain through the air gap at the sink (Picture 2). The dishwasher has been installed such that it is not parallel with the edge of the countertop.

Recommendations: Clear the blockage in the dishwasher/garbage disposal waste line. Re-alignment of the dishwasher may be desirable.

2.2 Ranges, Ovens, Cooktops & Extractors

Comments: Modification(s) Recommended

(1) The natural gas-fired burners, oven and broiler were tested and found to be functional. The automatic spark generator was working correctly. The oven lighting fixture was not working. There was some cosmetic damage to the stove top.

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

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

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

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

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

(4) An exhaust extractor is contained within the microwave oven unit mounted above the stove top. The extractor was operated and found to run quietly with a choice of speeds. This type of unit vents to the exterior. The over-stove light at the base of the microwave was operable. The microwave was not tested.

2.3 Refrigerator

Comments: Inspected

The refrigerator/freezer appears to be in working order. No leaks were noted. No plumbing supply line for an ice maker was present.

2.4 Fire Extinguisher

Comments: Modification(s) Recommended

No easily accessible fire extinguisher was present in the kitchen.

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

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

3. Laundry Area(s)

Styles & Materials

Laundry Location(s):

Hallway Bathroom

Clothes Dryer Connection(s):

110 Volt Outlet

Clothes Dryer Vent(s):

Ducting to Exterior

Items

3.0 Laundry Connections

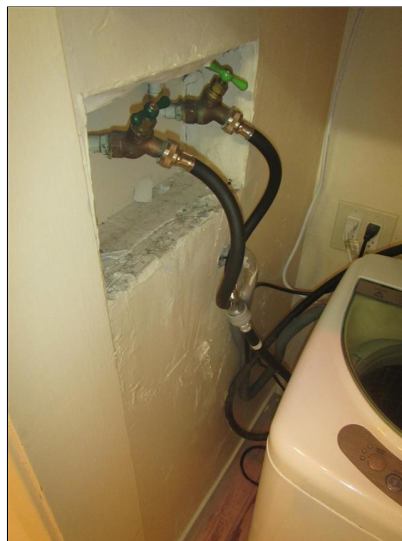
Comments: Modification(s) Recommended

(1) The laundry area is located inside the hallway bathroom (Picture 1). Plumbing supply and drain connections were available for the washing machine. The washing machine water supply hoses are rubber/plastic (Picture 2). This material is prone to failure. The capacity of the washing machine is extremely small.

Recommendations: Replacement of the rubber/plastic washing machine water supply hoses with braided steel hoses is advisable.



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(2) The presently installed clothes dryer has an extremely small capacity. This type of unit is powered by a standard 110 Volt electrical outlet. There was no 220 Volt outlet in the laundry area and there was no connection to the natural gas line either. The dryer air vent is routed to the exterior via the wall in the laundry area (Picture 3). The inspector was not able to trace the entire route of the vent ducting.

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

3.1 Laundry Ventilation

Comments: Inspected

The exhaust extractor fan in the bathroom area was tested and was found to operate quietly. Ventilation in this area is adequate.

3.2 Laundry Sink & Cabinets

Comments: Not Present

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

4. Bathroom(s)

Styles & Materials

Principal Bathroom:

Toilet
Double sink/vanity unit
Stall shower
Exhaust extractor fan(s)

Hallway Bathroom:

Toilet
Sink/vanity unit
Bathtub
Over-tub shower
Heat lamp(s)

Items

4.0 Principal Bathroom

Comments: Minor Repairs Required

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



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(2) The shower unit was operated and found not to leak at the showerhead or at the shower enclosure. The shower enclosure was constructed from appropriate material. *(Note: the enclosure may leak if sprayed directly with water).*

(3) The tub was tested and found not to leak inside the bathroom. Tub faucet(s) and spout were secure and functional. There was some cosmetic damage to the surface of the tub (Picture 2).

(4) The toilet was securely fitted to the floor and refilled properly after being flushed. The toilet is **not** a modern low-flow model and requires more than 1.28 Gallons of water per flush.

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

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

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

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

(7) The exhaust extractor is operated independently of the light(s) and was found to operate quietly.

4.1 Hallway Bathroom

Comments: Minor Repairs Required

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



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(2) The shower unit was operated and found to leak at the showerhead. The showerhead trim ring was loose. The shower enclosure was constructed from appropriate material. *(Note: the enclosure may leak if sprayed directly with water).*

Recommendations: Repair or replace the showerhead. Secure the showerhead trim ring at the wall tile/shower enclosure and apply appropriate caulk

(3) The tub was tested and found not to leak inside the bathroom. Tub faucet(s) and spout were secure and functional. There was significant cosmetic damage to the surface of the tub (Picture 2).

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

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

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

Maintenance: Repair or replace the sink drain stopper mechanism.

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

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

(8) The heat lamp was functional.

5. Heating, Cooling & Ventilation System(s)

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

Styles & Materials

Heating Type: Radiant Floor(s)	Fuel Source: Electricity	Thermostat Location: see below
Types of Fireplaces: Solid Fuel	Cooling Type: None	

Items

5.0 Heating System(s)

Comments: Inspected

The home is heated by an electric-powered radiant system installed below the floor. The radiant heating is controlled by three (3) independent wall-mounted thermostats located in the living area and in each of the bedrooms (Picture 1&2). The system was tested by raising the desired temperature at each thermostat. The ambient temperature was found to have risen by several degrees after approximately forty-five (45) minutes of operation.



5.1 Fireplace(s)

Comments: Further Inspection Recommended

The fireplace, hearth and facing were found to be in serviceable condition (Picture 1). The firebox was found to be in serviceable condition. The damper was operated and found to be functional. There was some minor corrosion at the damper (Picture 2). The type of flue opening prevented a thorough inspection of the flue, and no opinion is offered as to the condition of the flue interior. No opinion is offered as to the shape and/or design of the fireplace and its ability to draw air.

Recommendations: Note: no opinion is offered as to the actual condition of the flue or its ability to draw air since it was not inspected. Inspection, and if necessary, cleaning of the fireplace and flue by an appropriate professional prior to operation is highly recommended.



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Please note that no opinion is offered as to the adequacy and performance/balance of any of the HVAC systems. If a complete evaluation of furnace heat exchangers is desired, a licensed HVAC Contractor or PG&E should be consulted at 1-800-PGE-5000. Typically the fireplace flue is not visible; therefore no representation is made as to the actual condition of the flue beyond what is clearly visible. We do not operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters.

6. Electrical Systems

Our review of the electrical system includes the following items if applicable: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; polarity and grounding of receptacles; verify presence of ground fault circuit interrupters; verify the presence or absence of carbon monoxide and smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

Styles & Materials

System Capacity: Unable to Determine	Sub-Panel Location: Hallway Closet	Sub-Panel Type: Circuit breakers
Wiring Type: Copper where accessible		

Items

6.0 Main Connection, Circuit Breaker Panels & Wiring

Comments: Inspected

The circuit breaker panel is located in the entrance hallway closet and was noted to be in serviceable condition (Picture 1). No master electricity shutoff was present at the panel; the capacity of the system was not determined. All circuit breakers were labelled. Wire to breaker size appears to be correct, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a State of California licensed electrical contractor should be consulted.



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6.1 Outlets, Switches & Fixtures

Comments: Maintenance Suggestion(s)

(1) The overall condition of the accessible fixtures, switches and outlets was noted to be serviceable to good. All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and open grounds. No wiring defects were found.

(2) Ground Fault Circuit Interrupter (GFCI) type device(s) were present at outlets in the two (2) bathrooms. GFCI protection is recommended at all outlets located within six (6) feet of a water source; typically this includes bathroom(s), kitchen(s) and areas where sinks are located.

Recommendations: Extend GFCI-protection to outlets located in the kitchen.

(3) One (1) cover plate was damaged and/or missing in the front entry level bedroom (Picture 1).

Maintenance: Replace damaged and/or missing cover plate(s) and/or fastener(s).



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(4) The exterior lighting fixture at the patio was not working, was damaged, or was missing bulb(s) (Picture 2). All interior lighting fixtures were functional. There are no integral lighting fixtures in the bedrooms; wall switches in these areas control outlets where lamps may be connected.

Maintenance: Replace bulb(s) at the exterior lighting fixture(s) if necessary.

(5) One wall switch in the principal bathroom had no discernable function (Picture 3).

Please note that no opinion is rendered as to the adequacy or performance of system or compatibility of breakers. We do not trip GFCI or other breakers in order to avoid service interruptions. We do not insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment. The electricity supply must always be shut off before carrying out any electrical maintenance. If in doubt, an appropriately licensed Electrical Contractor should be consulted.

7. Plumbing Systems

Our review of the plumbing system includes the following items if applicable: main supply line, shut-off valves, interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; plumbing vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; Sump pumps. water heater capacity and operation, seismic strapping, pressure relief valve, overflow and condensation lines, location and clearances of equipment.

Styles & Materials

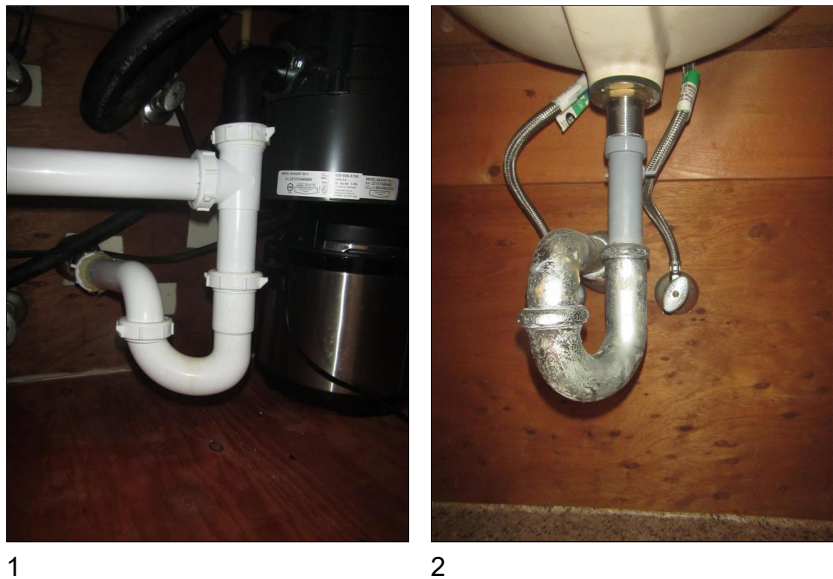
Water Source: Public	Supply/Distribution Lines: Not visible	Waste Lines: Chrome-plated Brass PVC Limited access
Water Heater Location: Central Location beyond Unit	Water Heater Power Source: Unable to Determine	

Items

7.0 Supply & Waste Lines

Comments: Inspected

Incoming water pressure was adequate at all plumbing fixtures. Pipes were examined where visible, which was restricted to portions below sinks inside the unit. No evidence of any defect was noted in the areas observed. The waste lines accessible below sinks consist of a mixture of modern PVC plastic and older chrome-plated brass pipe (Picture 1&2).



7.1 Water Heater(s)

Comments: Not Inspected

Heated water is supplied from a centrally-located facility. The water heater is located outside the unit and was not inspected. The hot water system was tested by drawing hot water at several appropriate fixtures and was found to be responsive.

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



Report Summary #20240269

Date of Inspection: 2/5/2024

For the Property located at:
2572 Virginia Street unit #5
Berkeley CA 94709

For the Exclusive use of:
Idea Lin

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Interior

1.6 Smoke Detectors

Health & Safety Issue

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

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

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

1.7 Carbon Monoxide Detectors

Health & Safety Issue

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

There was no CO detector present at the lower level of the building. CO detectors are required at the interior of all floors of residential buildings. All installed CO detectors were responsive to electrical test.

Recommendation: Install a CO detector at the lower level. Periodic testing of CO detectors is highly recommended.

1.8 Windows

Further Inspection Recommended, Minor Repairs Required

(1) With the exceptions noted below, all windows are single-pane aluminum-framed units with a mixture of casement, awning and fixed panels (Picture 1&2). The overall condition of the windows was noted to be serviceable. One (1) crack handles was missing from the principal bedroom (Picture 3). All other casement and awning windows were found to be fully operable. Window latches were intact and functional throughout. The paint was peeled at the

window sill in the hallway bathroom (Picture 4). About half of the windows were fitted with screens which were found to be in serviceable condition where present.

Recommendations: Replace damaged and/or missing window latch(es) and/or crank(s). Missing screens should be replaced or re-installed as appropriate. Replace any damaged wood in the window sill(s) and re-paint as required. All loose paint should be removed before repainting. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of these areas.

1.9 Exterior Doors

Further Inspection Recommended, Repair or Replace

(1) The three (3) sets of double exterior doors at the living and dining area were examined and found to be in adequate to serviceable condition (Picture 1). All doors were operable. The doors have been glazed with modern tempered safety glass which is marked accordingly. There were several examples of moisture-related damage and/or peeling paint at the doors and at the exterior frames and sills (Picture 2-3). All three (3) latches and the two (2) dead bolts were intact and were smooth to operate. No screen doors were present.

Recommendations: Replace all damaged wood in the doors and at the exterior frames and sills. All loose paint should be removed before repainting. Any exposed untreated wood should be primed and/or painted as appropriate. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of these areas.

(2) Doors at the rear of the of the living area have been fitted with exterior safety bars which were found to be secure (Picture 4). Water was infiltrating into the living area in the area adjacent to these doors (Picture 5). It was not clear whether the water originates from the double doors however there was no other obvious source.

Recommendations: Determine the origin of the water intrusion and make repairs as necessary.

1.10 Patios, Balconies & Decks

Further Inspection Recommended, Repair or Replace

(1) The exterior deck and stairs were examined and found to be in adequate condition (Picture 1). The deck boards were in adequate condition with a number of examples of moisture-related damage.. The tree which passes through the deck has outgrown the space available resulting in lifting of the adjacent boards (Picture 2). The area below the deck was inaccessible. The supporting structure was not evaluated. Several sections of the enclosures were missing (Picture 3). There was no graspable handrail present at either section of the stairs.

Recommendations: Replace all damaged wood in the deck and supporting structure. Repair or replace the enclosures. Remove the tree or increase the space available for the trunk to pass through the deck. Install a graspable handrail at each section of the stairs. Consult a specialist Wood Destroying Organisms (WDO; Termite) inspector with regard to the condition of the deck.

(2) The exterior patio was examined and found to be in serviceable to good condition. The surface of the patio was free from significant staining (Picture 4). A surface drain was present at the patio (Picture 5). A sump pump was also present which implies that the patio area is prone to flooding (Picture 6). The sump pump discharges to the front of the lot.

Recommendations: Monitor the performance of the drainage system at the patio under wet conditions.

Improvements may be require in order to prevent flooding at the patio.

2. Kitchen(s)

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

Modification(s) Recommended, Minor Repairs Required

(1) The sink was found to be in serviceable condition with no signs of leaks around the sink, at the drain line, or in the cabinet below the sink. The sink faucet was leaking (Picture 1). Plumbing fixtures were fully operable.

Recommendations: Repair the leak at the sink faucet.

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

(3) The dishwasher was run for an extended period and found to drain through the air gap at the sink (Picture 2). The dishwasher has been installed such that it is not parallel with the edge of the countertop.

Recommendations: Clear the blockage in the dishwasher/garbage disposal waste line. Re-alignment of the dishwasher may be desirable.

2.2 Ranges, Ovens, Cooktops & Extractors

Modification(s) Recommended

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

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

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

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

3. Laundry Area(s)

3.0 Laundry Connections

Modification(s) Recommended

(1) The laundry area is located inside the hallway bathroom (Picture 1). Plumbing supply and drain connections were available for the washing machine. The washing machine water supply hoses are rubber/plastic (Picture 2). This material is prone to failure. The capacity of the washing machine is extremely small.

Recommendations: Replacement of the rubber/plastic washing machine water supply hoses with braided steel hoses is advisable.

4. Bathroom(s)

4.0 Principal Bathroom

Minor Repairs Required

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

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

4.1 Hallway Bathroom

Minor Repairs Required

(2) The shower unit was operated and found to leak at the showerhead. The showerhead trim ring was loose. The shower enclosure was constructed from appropriate material. *(Note: the enclosure may leak if sprayed directly with water).*

Recommendations: Repair or replace the showerhead. Secure the showerhead trim ring at the wall tile/shower enclosure and apply appropriate caulk

5. Heating, Cooling & Ventilation System(s)

5.1 Fireplace(s)

Further Inspection Recommended

The fireplace, hearth and facing were found to be in serviceable condition (Picture 1). The firebox was found to be in serviceable condition. The damper was operated and found to be functional. There was some minor corrosion at the damper (Picture 2). The type of flue opening prevented a thorough inspection of the flue, and no opinion is offered as to the condition of the flue interior. No opinion is offered as to the shape and/or design of the fireplace and its ability to draw air.

Recommendations: Note: no opinion is offered as to the actual condition of the flue or its ability to draw air since it was not inspected. Inspection, and if necessary, cleaning of the fireplace and flue by an appropriate professional prior to operation is highly recommended.

6. Electrical Systems

6.1 Outlets, Switches & Fixtures

Maintenance Suggestion(s)

(2) Ground Fault Circuit Interrupter (GFCI) type device(s) were present at outlets in the two (2) bathrooms. GFCI protection is recommended at all outlets located within six (6) feet of a water source; typically this includes bathroom(s), kitchen(s) and areas where sinks are located.

Recommendations: Extend GFCI-protection to outlets located in the kitchen.

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ian Westmoreland

Terms & Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Arbitration Clause: Any dispute, controversy, interpretation of claim including claims for, but not limited to, breach of contract, fraud, or misrepresentation or any other theory of liability arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

Disputes: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

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

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

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