

# Diligent Property Inspections

## When Diligence Counts Most

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## SUMMARY REPORT

**Client:** Estate of Joyce Dolores Fuentes  
**Inspection Address:** 921 Thornton Ave, San Leandro, CA 94577  
**Inspection Date:** 05/21/2007 Start: 1:30 pm End: 4:00 pm  
**Inspected by:** Richard Kalish

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Attention*

#### **Exterior**

##### **Wall Covering**

###### **Wall Covering Observations**

- Portions of the siding are moisture damaged and should be evaluated by a termite inspector

#### **Plumbing**

##### **Water Heaters**

###### **Vent Pipe and Cap**

- The vent pipe of the gas water heater is too close to combustible material
- The vent cap of the gas water heater is missing or deteriorated and should be replaced

###### **Seismic Straps**

- The water heater is not correctly secured and needs to be strapped in accordance with local standards

#### **Electrical**

##### **Main Panel**

###### **Interior Cover Panel**

- There is no interior cover to this panel

### **Grounding**

- We could not determine the point at which the electrical panel is grounded which should be established

## **Living**

### **Out Buildings and Rooms**

#### **General Comments**

- Moisture Damage to Outbuildings and Rooms

## **Bedrooms**

### **Master Bedroom**

#### **Closets**

- The bedroom closet has electrical and structural concerns

#### **Smoke Detectors**

- There is no smoke detector in the master bedroom and one may be required

### **Bedroom 2**

#### **Closets**

- Closet has various safety and structural concerns

#### **Outlets**

- One or more of the bedroom outlets have an open-ground and should be serviced by an electrician

#### **Smoke Detectors**

- There is no smoke detector in the bedroom and one may be required

## **Common**

### **Kitchen**

#### **Gas Cook Top**

- The igniters on the gas cook top do not respond or need to be serviced

#### **Exhaust Fan or Downdraft**

- The exhaust fan does not respond to the control switch and should be serviced