



Better Home Inspections Inc.
2 Harold Ave.
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Hi Patrick,

As requested, a verbal inspection/consultation was performed on the property at 4751 Dunkirk Ave., Oakland CA 94605 on 4/8/2016.

There were many issues observed in and around the property which need correction. Only you can determine what will be addressed first, but we feel certain issues are more important than others. They include (but not limited to):

EXTERIOR:

-The front brick façade siding is slightly pulling away from the stucco underneath. This space should be sealed. Pests and moisture can enter this area and cause damage. -The wood posts suspending the front porch overhang are at ground level, and show wood rot/damage. Brackets should be used to keep the direct contact of the wood and concrete separated. -The home has an older brick chimney. While a brick chimney has decorative appeal, they are considered dangerous because of historical incidences of heavier damage and injuries caused during seismic activity. Chimney retrofitting, chimney replacement (gas fired, framed chimney), or removal is suggested. -To the R and L of the driveway are posts which used to have exterior lights. These light are missing but live uncovered wires are exposed. Recommend replacing lights or sealing for safety. -The rear retaining walls are showing damage. The lower stone retaining wall is a jumble with many of the stones no longer in place. -The stone steps off this wall are not level/even and are missing a handrail for safety. -There is a dip in the R side rear corner walkway which could pose a trip issue. Also, any of the depressed wood spacers for the concrete squares at the rear patio have a lip which also could be a trip issue. Recommend repairs as needed for safe foot traffic.

ROOFING:

-The gutters had some standing water in them, and the insides are showing heavier rusting. -The chimney crown was cracked and should be sealed to prevent water intrusion. -There is a smaller electrical line coming into the house (R side of garage roof), and the mastic connection at the flashing is cracked which can allow for water intrusion. Recommend repair.

GARAGE:

-The glass in the exterior door was not tempered as required by modern safety standards. Recommend a safety film be applied. There were no photo electric eyes installed for garage door safety. Recommend adding. The door leading to the interior was not fire rated nor had auto closure hinges. Recommend repair for fire safety. A handle for the emergency release cord for the garage door was missing. Recommend adding.

INTERIOR:

-The baseboard trim around the home is not completely flush with the walls. -The upper trim for the bedroom windows is missing. -The laundry dryer is Mylar which can pose a fire safety issue. Recommend replacing.

CRAWLSPACE:

-There ground was wet and muddy within the crawlspace, with large puddles of standing water and a strong mildew smell. Some troughing was observed along the perimeter of the foundation stem wall, as well as in various sections. There was a sump pump implemented which was catching a steady stream coming from the ground, into the sump pump at the time of inspection. We recommend a drainage specialist and geotechnical engineer evaluate for a solution.

HEATING:

-The furnace cold air return ducting was in contact with the wet ground within the crawlspace. The ducting was showing heavier rust. Recommend raising any ducting off the ground and replacing damaged ducts. The venting flue was a transite material which could contain asbestos.

PLUMBING:

-The water heaters TPRV extension lets out too high at the front of the home. Recommend adjusting to 4"-6". -The strapping for the water heater was not completely encircling the unit, and the wrong type of strapping material. -The amount of combustion air was lacking in the water heater closet. -There was a copper water supply line with a galvanized cap observed within the crawlspace. This configuration is a dielectric connection which can quickly deteriorate plumbing lines. We recommend a copper end be implemented as well as a plumber evaluate any other possible galvanized to copper connections.

-There were metal supports observed holding up plastic ABS piping. Modern requirements require plastic holders for plastic piping. Recommend plumber adjusting to modern standards. Wire and plumbers tape (metal) fail to resist "upward thrust" and lateral movement from water surge and expansion/contraction, and can cut/damage the piping.

ELECTRICAL:

-There are several electrical safety issues observed with the property, which includes (but not limited to): Ungrounded outlets, - Missing GFCI/AFCI outlets, -Covered older wiring with insulation, -Open knock-outs at the main panel as well as gaps above and below the breakers in the subpanel, -The garage subpanel is too high for modern safety and maintenance standards, and missing its faceplate, -Zinsco brand breakers which have been known to be problematic and a safety issue.

Please note that the items mentioned above were only a small percentage of the total issues observed. For more information on any smaller items or their specifics, please call or email me anytime to discuss the details.

Sincerely,

Dylan Garner

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