



Po Box 2425 Redwood City, Ca 94064

December 19, 2007

Jeff Frishof Properties
Jeff Frishof Landlord
PO Box 2425
Redwood City, CA 94064

Dear Landlord,

Thank you so much for the opportunity to serve you by performing a tenant property inspection at 1325 Valota Rd Redwood City, CA 94064. We appreciate the confidence you placed in us by allowing us to serve you in this way.

We realize that whether you are the landlord or the tenant, this can be stressful. We hope the inspection we performed has helped in making your experience with our company a positive event and that you learned something about a home as well.

The inspection and consulting business is for the most part a referral-based business. If you were pleased with our services, we would greatly appreciate any referrals. Your referral is the highest compliment we could receive.

If you have any questions about your inspection report please do not hesitate to give us a call at 650-365-4778 during normal business hours or by email at Jfrishof@yahoo.com.

Thank you again for the opportunity to serve you.

Sincerely,

Jeff Frishof
President-Eagle One Services, LLC

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SAMPLE

TENANT INSPECTION SCOPE

Scope of the Inspection

The purpose of the tenant move-in/move-out inspection is to provide both the landlord and tenant with a detailed list of conditions of the property which is being leased or rented on the date of our inspection. This report is intended as a document to address the visual conditions of the property at either the move-in or move-out time of occupancy. It is the responsibility of both parties to clearly describe or report any condition which needs repair or maintenance. Failure to notify the landlord by the tenant may violate the terms of the signed agreement between those parties. A copy will be provided to both the tenant and kept in the tenant file by the landlord. Eagle One Services LLC will provide to the landlord by PDF format a copy and maintain a copy of the PDF inspection report for a period of one year only. It is the responsibility of the landlord to provide a copy of this report to all parties named in the signed lease/rental agreement. It is recommended that you verify with your laws within your city, state or province to assure that you have complied with any laws that would have an impact on either the landlord or tenant. Eagle One Services LLC is not aware of all laws and accepts no responsibility for verification that the landlord or tenant rights as defined with the city, state or province have been complied with. Should the reader of this report have any questions on the laws/rules they should contact the local authority or other real estate legal advisor. It should also be known to all readers of this report that this is not intended to determine if any accessibility or local building codes have been complied with. This type of concern should be referred to either a code specialist or local building department.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with current residential/commercial building codes.

Notations

[SC] Safety Concerns: These are those items or conditions that pose a concern for personal safety to the occupants of the structure. They should be corrected immediately.

[CR] Corrections Recommended: These are those items or conditions that while they may be functional, are in need of repairs to restore them their originally designed/approved condition.

[RU] Recommended Upgrade: These are those items or conditions that at the time of original installation would have complied with accepted trade/building standards but are in need of improvement or upgrading.

[FE] Further Evaluation: These area those items or conditions that while functional and in compliant with accepted trade/building standards require some further review due to concerns over their function.

Ratings

Good: The item or condition of the system/component is working or installed as intended at the time of original construction/installation.

Fair: The item or condition of the system/component is work or installed as intended, but is show signs of wear which would require some maintenance/repair.

Poor: The item or condition of the system/component is in need of repair/replacement due to the fact that they no longer function as intended.

LANDLORD/OWNER OF BUILDING and TENANT

LANDLORD/OWNER

The landlord/owner of the building is Jeff Frishof.

TENANTS

Ron and Anna Pucchinelli

ATTENDANCE

Those that were in attendance at this walk through inspection were the landlord only.

STATUS OF TENANCY

The report is prepared for a tenant move out.

EXTERIORS

EXTERIOR CONDITIONS

PATIO

Fair

EMERGENCY EGRESS, DOORS AND WINDOWS

DOORS



Poor

[CR] The exterior sliding glass door screen at the rear was damaged. We recommend correcting the condition noted.

WINDOWS

Fair.

[CR] A number of the window screens for the upstairs were damaged/missing. Replacement of the screens is recommended.

PLUMBING SYSTEM

SUPPLY, WASTE AND VENT PIPING

WATER SHUTOFF

Good

WATER PIPING

Fair

FUNCTIONAL FLOW

Good

FUNCTIONAL DRAINAGE

Good

FAUCETS/FIXTURES

EXTERIOR HOSE FAUCETS

Poor

[CR] Leaking of the rear yard exterior faucet was noted. Repair of the faucet is recommended.

SINKS

Fair, General wear no action required.

TOILETS

Good

ELECTRICAL SYSTEM

DISTRIBUTION PANELBOARD CONDITIONS

ELECTRIC PANEL

Good

SWITCHES, RECEPTACLES AND LIGHT FIXTURES

DOOR BELL

Good

SWITCHES-OVERALL

Good

INTERIOR RECEPTACLES

Fair

[SC] Damaged/missing receptacle cover plate in the upstairs left bedroom. Recommend replacement.

EXTERIOR RECEPTACLES

Fair

[CR] GFCI (Ground Fault Circuit Interrupter not installed, recommend correction.

LIGHTS/FIXTURES

Fair

[CR] A number of bulbs not working on interior, recommend replace/repair.

[CR] Fan and lense covers were dirty and in need of thorough cleaning.

HEATING SYSTEM

HEATING SYSTEM INFORMATION-OVERALL

LOCATIONS

The heating plant/unit was located in the garage

TYPE & FUEL

Hot water radiant heating is a system which by heating water in a boiler system then circulates or pumps the water throughout the home by means of piping which may be located within the ceiling or the flooring. In some installations, radiators will also be used. Our inspection is of the visible portions only.

HEATING SYSTEM CONDITIONS-OVERALL

MAINTENANCE

Good, Functional

VENTING SYSTEMS

Good

RADIANT ELEMENTS

Fair

[RU] Shields in all locations were functional but portions of the covers in all locations were dented or loosely attached. Recommend improvement to the attachments.

COMBUSTION AIR

Good

ENERGY SUPPLY

Good

BURNERS

Good

THERMOSTATS

Good

INTERIOR ROOMS

INTERIOR OVERALL

DESCRIPTION

In some cases, there may not exist, any reportable conditions for a room or series of rooms. Therefore, in this report you will find comments regarding areas such as bathrooms, mainly under the heading "Overall". Those comments should be considered as statements of the conditions noted in all rooms of that type. If reportable conditions do exist, then those areas will be clearly identified to indicate the location/room in which they were observed. The number of bedrooms reported in this report is 3. The number of bathrooms reported on in this residence is 2.

WALLS/CEILINGS

Fair

[CR] Holes for picture hanging in all rooms was present that should be repaired. The walls in all rooms were in need of washing and repainting.

[CR] Walls moisture damaged in the downstairs bath from exposure to shower spray. Repair all damaged material.

CARPET FLOORING



Poor.

[CR] Carpets were stained from pet urine in the living room and downstairs bedroom. Paint/crayon permanently damaged carpet in the downstairs bedroom. Recommend replacement of pet stained carpets.

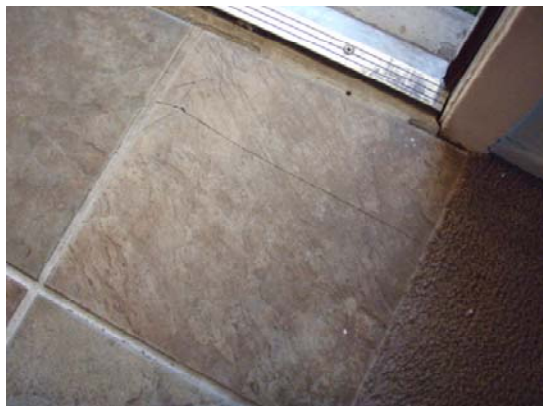
The 1325 Valota Rd Redwood City Ca 94061 Report

Inspected on 12/15/2007

Exclusively Inspected For Jeff Frishof Properties

Report # 20712-14

TILE FLOORING



Fair

[CR] Damaged/cracked tiles in the front entry. Recommend replacement of the tile.

EXTERIOR DOORS

Poor

[CR] Pet door for exterior door at the rear of the garage was damaged and should be repaired.

WINDOWS



Fair

[CR] All windows need cleaning. Tracks were coated with debris and animal hair.

HEAT & COOL

Good

SMOKE ALARMS

Good

HANDRAILINGS

Good

STAIRWELLS

Good

FIREPLACES

Good

KITCHEN/APPLIANCES

OVERALL KITCHEN CONDITIONS

VENTILATION

Poor

[SC] The filter for the ventilation system was greasy and/or dirty. Thorough cleaning of the ventilation system is recommended to prevent a fire hazard.

CABINETS

Fair

Doors and cabinet drawers functional but worn. No actions required at this time.

DISHWASHERS

Poor

[CR] Dishwasher was tested and functioned. Interior was in need of cleaning.

COOKTOP/OVEN



Poor

[CR] Responds to controls. Interior of oven was in need of thorough cleaning.

BATHS

OVERALL - CONDITIONS

SHOWER WALLS

Fair

[CR] Caulking should be replaced at wall junctions.

RECEPTACLES/SWITCHES/WIRING

Good

COMMENTS

[NOTE] All faucet, faucet bases, shower walls, tub/shower wall connections and toilet bases should be properly sealed to wall or floor in accordance with accepted trade practice. This will assure that moisture does not penetrate to the interiors of the adjoining walls.

BEDROOMS

OVERALL

CABINETS/CLOSETS

Fair

[CR] Closet door of the upstairs right bedroom was damaged/off track. Repair is recommended.

GARAGE - CARPORT

GARAGE INFORMATION

TYPE & LOCATION

Garage; two car

GARAGE CONDITIONS

GARAGE FLOORS

Fair

[CR] Animal hair and oil debris was present. Cleaning of floor is recommended.

FIRE WALLS

Good

FIRE DOORS

Fair

[SC] A pet access was installed in the fire-rated door. This condition is a breach in the fire-rated wall. We recommend correcting the condition noted.

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Inspected on 12/15/2007

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Report # 20712-14

GARAGE DOORS

Good

DOOR OPENERS

Good

TENANT REPORT CONCLUSION

CONCLUSION

Items that were in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the report. Any items listed for repair or further attention will need to be documented by an invoice for cost estimates. These estimates should be obtained from those persons qualified to make the correction/repair. The tenant will be provided with a copy of the estimate as part of recap of the return of deposits within the time frame required by the state in which this inspection was performed.

SAMPLE