TROY C. HARRISON

Residential and Commercial Property Inspections
A Member of the Real Estate Inspection Group, Inc.
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General Contractor's License # 783041 Direct: (408) 778-3081
E-mail: InspectionbyTroy@aol.com

ORDER INFORMATION

Inspection Date: March 17, 2011 **Inspection Time:** 11:00 a.m. **Report Number:**

Inspection Address: 1481 Phantom Avenue **Cross Street:**

Inspection City: San Jose **State:** CA **Zip:** 95125 **Approx. Sq Ft:**

Client Name: Anthony Medica Jr., Rose L. Geary & Thomas Medica

Agent's First Name: Lisa **Last:** Gillmor **Office:** Gillmor & Associates

Phone: (408) 246-5020 **Ext:** **Fax:** (408) 246-5961 **E-mail:** lgillmor@ggarealestate.com

Amount: 495.00 **Add:** **For:** Home/Roof **Billing Fee:** **Total:** $495.00

MAKE CHECKS PAYABLE TO:

Payee: Troy Harrison Property Inspections
Amount: $495.00
Address: 305 Vineyard Town Center #218
City: Morgan Hill
State: CA **Zip:** 95037

BILLING INSTRUCTIONS

(Amount subject to Billing Fee unless paid on site)

Paid ☑ Check #115
Escrow Company:
Escrow Number:
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1481 Phantom Avenue

Date report sent by Mail: **Fax:** **E-mail:** **Delivered in person:**

☐ **Upload to www.TheReportOnline.com on:** N/A **Password:** N/A **Invoiced:**

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PROPERTY INSPECTION

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Office: Gillmor & Associates		**Fax:** (408) 246-5961	
Inspector: TROY C. HARRISON		**www.TheReportOnline.com Report password:** N/A	

PRELIMINARY COMMENTS

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.
Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions.

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Real Estate Inspection Group, Inc.

SCOPE OF INSPECTION

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below), by both the seller and the buyer of the property from the seller upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI®), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical / mechanical components for visual evidence of material defects and this report is not a statement of the code or permit complying condition of the property as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

CLAIMS PROCEDURE

It is hereby agreed and understood that should the client claim to discover that one or more aspects of the report is incorrect, the client agrees to notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine in the INSPECTOR'S sole discretion that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR, or his designated person, the opportunity to effect said repair or replacement prior to initiating any repair or replacement on his own behalf and prior to initiating any mediation, arbitration or civil action. If there is a conflict regarding the wording of a report, the report kept at REIG, Inc. shall prevail.

ARBITRATION AGREEMENT

Any dispute between the client and the INSPECTOR arising out of the inspection or the resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C.P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience or home inspector with at least five years experience as defined in Bus. and Prof. Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint and arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY WITHIN 30 DAYS, THIS INSPECTION REPORT WILL NOT CARRY WARRANTY OR GUARANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

SELLER: _____ **DATE:** _____

BUYER: _____ **DATE:** _____

INSPECTOR: _____ **DATE:** _____

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

FUNCTIONAL CONDITION:
As far as could be determined within the scope of this inspection, the item was in serviceable condition and functioned according to its purpose.

FAIR CONDITION:
While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:
While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:
These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air.

Nor does it include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: The exterior wall coverings, flashings and trim boards, as well as the eaves, soffits, and fascias where viewed from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and the roof drainage system. Also, chimneys and skylights if present.

Component Description:

EXTERIOR WALL COVERING
- Stucco
- Wood siding

ROOF COVERING
- Asphalt composition shingles

CHIMNEYS
- Stucco w/o spark arrester/cap

EXTERIOR WALL COVERING & TRIM:
The exterior walls, flashings and trim were inspected for evidence of damage and possible water penetration, and to determine their overall condition. Note: Seal any cracks to the stucco, siding, trim with a flexible caulking material especially above the door and window openings, to prevent possible moisture intrusion from occurring. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

EXTERIOR DOORS & WINDOWS:
The exterior doors and locking hardware (including the roll-up garage door) were tested to assure full function. A representative sample of windows were tested to determine their condition, and to assure proper operation. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ROOF SYSTEM: The roof was inspected by walking on the surface. The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration, or other adverse conditions. The roof appeared to be functional and serviceable unless otherwise noted in the Action Items.

CHIMNEY:
The chimney was examined from atop the roof to determine the overall condition, and a pressure test was performed to the chimney. The chimney appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: The flue was not examined.

EXTERIOR 1 ACTION ITEMS: 1) The roof covering was an asphalt composition shingle installation and overall appears in good condition. However, the roof jack for the fan above the rear of the house was not properly installed, also I recommend re-sealing around the plumbing vents and roof jacks. In addition, the slope of the roof was not verified. Asphalt shingles may be installed on slopes as low as 2 units vertical in 12 units horizontal, provided the shingles are self-sealing and installed with an underlayment of two layers of non perforated type 15 felt. Have a licensed roofing contractor reinspect the roof covering and perform routine maintenance and corrective repairs as needed. 2) There were no gutters installed around the perimeter of the house. An upgrade would be to install gutters, for drainage control of the roof run-off water. 3) The garage-to-laundry room door is not a fire rated door. A worthwhile upgrade is to install a fire rated solid core door that is equipped with self closing hinges, to give a better fire barrier between the garage and the living portion of the house. 4) There was damage to the garage door jamb, at the laundry room (See the structural pets report for further information and possible repairs). 5) The single pane windows overall appeared in good condition. However, there was worn and deteriorated putty around the exterior of the window frames. In addition, single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency. Consult with a licensed glazing contractor for further evaluation and to perform corrective repairs as needed. 6) Care needs to be exercised around the non safety glass in the garage side door. All new glazing in doors, glass within 12" of the sides of door, and glass within 18" of the floor needs to be safety glass to prevent possible injury from occurring. An upgrade would be to have this corrected. Continued on page 22

Items Not Included: This Section does not include the screening, shutters, or awnings.

EXTERIOR II

Items Inspected: Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present.

Component Description:

DRIVEWAY
- Poured concrete

WALKS AND PATIOS
- Poured concrete

PORCHES AND DECKS
- Concrete

WALKWAYS, PATIOS AND DRIVEWAYS:

The driveway and walkways were inspected for evidence of extensive cracking, excessive lifting or settlement, or other damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

DECKS AND PORCHES: Attached decks or porches (if any), and their respective railings and support systems were inspected for visible evidence of damage or other conditions that may need further evaluation or correction. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

GROUNDS: The overall grading of the property was inspected. Any observed visible conditions that may have an adverse effect on the structural components of the house are noted in the Action Items. Landscape sprinklers and other water emitting equipment are recommended to be verified, as spraying and directing water moderately and away from the exterior surfaces of the building to prevent possible damage as a result of water penetration and/or to prevent possible sub-area water intrusion. Note: Control the site moisture through proper control of the roof runoff water, correct grading, and by limiting unnecessary irrigation.

EXTERIOR 2 ACTION ITEMS:

1) There was heaving and cracks to the concrete driveway and to a section of the rear concrete patio. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway and walks to seal them from moisture and help protect the installations from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs. 2) The landing for the exterior living room sliding glass door is undersized (may have been acceptable practise at the time of inspection). An upgrade would be to have this corrected. Regardless of the occupant load served, landings shall have a width not less than the width of the door or stairway served. Landings should have a minimum dimension of 36" inches measured in the direction of travel. 3) Caution needs to be exercised when using the front entry step, as the riser height for the steps exceed current industry standards. The rise of steps or stairs should not be less than 4" inches nor more than 7 3/4" inches. In addition, the greatest riser height should not exceed the smallest by more than 3/8" inch. An upgrade (for safety) would be to have this corrected.

Note: Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage control of the roof run-off water.

Items Not Included: Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, seawalls, docks, breakwalls, and erosion or earth stabilization control methods.

ELECTRICAL SYSTEM

Items Inspected: The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

Component Description:

MAIN PANEL

Location: Back of house
Service Voltage: 120 / 240
Service Amperage Rating: 100 amps
Main Disconnect: 100 amp circuit breaker

SUB PANEL LOCATIONS

- Laundry room

ELECTRICAL SYSTEM WIRING METHODS

- Nonmetallic sheathed cable

ELECTRICAL SYSTEM WIRING TYPE

- Copper at 120 and 240 volt circuits
- Copper clad at 220 volt circuits

ELECTRICAL PANEL(S):
The system ground, interior components, wiring, and overcurrent protection devices (circuit breakers), of the main electrical panel and the sub panels (if any) were visually inspected. Any conditions found to be in need of attention are noted in the Action Items.

LIGHTS, FANS, OUTLETS AND SWITCHES: A representative sample of outlets, lights, and switches were tested. They responded normally unless otherwise noted in the Action Items. Note: An upgrade (for safety) is to install (AFCI's) Arc-Fault Circuit interrupters, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

220 VOLT SERVICE LOCATIONS: • Main panel

ELECTRICAL ACTION ITEMS: 1) Caution needs to be exercised when removing the main electrical panel cover, as the main service conductors are not insulated (may have been acceptable practise at the time of construction). An upgrade (for safety) would be to have this corrected. 2) The circuit breakers in the sub panel box were not labeled. Have the panels properly labeled upon occupying the house (all circuit breakers need to be clearly identified). 3) The GFCI wall outlet in the living room (east elevation) and the GFCI outlet in the laundry room adjacent to the dryer did not respond properly when tested. Recommend correction for proper operation and safety. 4) There was an ungrounded three prong outlet in the kitchen cabinet, at the shelf above the counter-top. The outlet should be replaced with a two prong outlet or have a ground installed (an upgrade) for safety. 5) There was unprotected electrical wiring in the garage (may have been acceptable at the time of construction). However, for safe building practices, all wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or mechanical damage from occurring. 6) The main service entrance cables were in contact with tree branches. I recommend trimming back the branches for safety, and to prevent mechanical damage from occurring. 7) There were double tapped single pole circuit breakers in the sub panel. It is recommended to have this corrected, as this may lead to circuit overloading. Consult with a licensed electrician for further evaluation of the electrical system and to perform corrective repairs as needed. Note: GFCI outlets are recommended for safety at all exterior locations, also in the garage, kitchen and bathroom areas. GFCI outlets should be tested monthly.

Items Not Included: Remote control devices (unless this is the only control), alarm systems and components, low voltage wires, systems, and components, and ancillary wiring. Systems and components that are not part of the primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

HEATING & A/C SYSTEM

Items Inspected: All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

Component Description:

PRIMARY HEAT SOURCE

Brand	Energy Source and Heater Type	Location
Lennox	Gas fired forced air	Hall closet

OTHER INSTALLED COMPONENTS: None observed

HEATING SOURCE: The furnace was tested with an ignition test and operated for approximately five minutes. The readily accessible and visible furnace components and vent flue sections were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

AIR CONDITIONING SYSTEM: Does not apply

AIR FLOW: The air flow was checked at each of the readily accessible heat registers. A precise assessment of the heat supply adequacy or distribution balance is not performed. Any conditions found to be in need of attention are noted in the Action Items. Temperature test are not performed.

DUCTS: The visible duct components, connections, and insulation conditions were inspected (if applicable). They appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: I recommend having the interior of the heat ducts cleaned periodically. *Material that may contain asbestos was noted around sections of the heating system ducts (flue pipe). However, no friable material was observed. See the Hazardous Materials section at the bottom of page 4 for further information.

HEATING AND COOLING ACTION ITEMS: 1) The furnace was a gas fired forced air unit that responded normally to the thermostat and there was no evidence of flame distortion when checked from the burner opening. The inside of the heat exchanger was not examined (See ASHI standards). However, one of the NOx rods is missing above the burner, also there were no heat registers installed for the bedroom areas. Dwelling units and guest rooms need to be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3' feet above the floor in all habitable rooms. Consult with a licensed heating contractor for further evaluation and to perform repairs as needed. 2) There is inadequate combustion air ventilation in the furnace/water heater closet. When appliances are located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening. For safety, correction is recommended. 3) I recommend installing a CO monitor in the house as this device can give an early warning of problems with the heat exchanger or of malfunctioning of the water heater or other sources of combustion when such a monitor is installed. Note: Change the filters every six months and have the unit serviced every two to three years by a licensed heating contractor. Make sure the supply registers and cold-air return are unobstructed. Lubricate the motor for the direct drive or blower pulley at the beginning of each heating and cooling season.

Items Not Included: The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifiers, electronic air filters, solar space heating systems, and the determination of the adequacy and distribution balance of the heating or air conditioning system.

PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems and related fixtures and faucets. The drains, waste, and vent systems. Water heating equipment and vent flues or chimneys , fuel storage and fuel distribution systems, and any drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING
Copper and galvanized

DRAIN, WASTE, & VENT PIPING
Cast iron, galvanized steel, and some ABS plastic

WATER HEATER

Brand	Energy Source	Capacity	Location
Rheem	Gas	40 gallon	Hall closet

MAIN GAS SHUTOFF VALVE LOCATION: Front left side of house

MAIN WATER SHUTOFF VALVE LOCATION: Front of house

Main Water Supply Line Type: Not determined

WATER SUPPLY AND WASTE LINES: The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

WATER HEATER: The water heater installation, seismic restraints, and visible venting were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Note: Per the manufactures recommendations to extend the life of the hot water heater it is suggested to drain and flush the tank once every six months to a year.

PLUMBING ACTION ITEMS: 1) As some of the water piping was galvanized piping, it needs to be monitored on a periodic basis to make sure that it is not starting to corrode internally. 2) A section of the gas line in the sub area below the living room and kitchen area was not properly fastened. For safety, correction is recommended. In addition, the 1/2" copper water line below the front of the house was not properly supported. 3) There is PVC water line installed in the garage area. This type of water piping is not rated for domestic water usage. Correction is recommended. 4) The discharge pipe for the water heater's temperature pressure relief valve was not properly installed. For safe plumbing practices, the discharge pipe should be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded. 5) The water heater was not properly seismically strapped. For safety, correction is recommended. In seismic zones 3 and 4, water heater tanks need to be anchored or strapped to resist horizontal displacement in the event of seismic activity. Sellers are obligated to strap water heaters to current building standards as of 1/1/96 (Bus & Prof. Code19211). The standard calls for 16 ga. straps, one within 9" of the top, and the second within 4" of where the gas service enters the water heater (more may be necessary for larger water heaters). Each strap must be secured with 3" X 1/4" lag bolts. Please also contact the local building department for any additional conditions. 6) There is inadequate combustion air ventilation in the furnace/water heater closet. When appliances are located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening. For safety, correction is recommended. 7) The standpipe for the washing machine drain line is undersized (may have been acceptable practise at time of construction). An upgrade would be to install a 2" inch drain line (standpipe) in this area. Consult with a licensed plumber for further evaluation of the plumbing system and to perform corrective repairs as needed.

Items Not Included: Clothes washing machine connections. Interiors of flues not readily accessible. Wells, well pumps, or water storage related equipment. Water conditioning systems or solar water heating systems. Fire and lawn sprinkler systems, private waste dispoal systems, the adequacy or quality of the water supply, or the operation of safety or shutoff valves.

KITCHEN

Items Inspected: The primary installed cooking facilities. Garbage disposals, installed dishwashers, and ventilation systems (if any), The countertops, and a representative number of installed cabinets.

Component Description:

The installed cooking appliances were tested for proper response and function. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.

Stove/Cooktop/Oven:

Brand	Energy Source and Appliance Type
Frigidaire	Gas range

Garbage Disposal(s): ISE

Dishwasher(s): Maytag with air gap valve

Exhaust System Type: Ducted fan

SINKS AND PLUMBING: The sink was filled and tested, and the faucet, drain line and supply lines were inspected. The shut-off valves were inspected for leaking but they were not operated. They appeared to be functional and serviceable unless otherwise noted.

SURFACES AND CABINETS: The floors, cabinets, counter tops, walls, and ceilings were inspected. Note: We do not inspect for minor cosmetic damage. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS: The accessible outlets were tested, and the visible wiring was inspected. GFCI protected outlets were installed within 6' feet of the sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock. Any conditions found to be in need of attention are noted in the Action Items below or Electrical Page.

KITCHEN ACTION ITEMS:

1) There was leakage observed from the sink's faucet (valve stem). It is recommended to repair or replace the faucet, for proper operation and to prevent possible water damage from occurring in this area. 2) There was unprotected electrical wiring observed in the cabinet above the stove. For safety, correction is recommended. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or possible mechanical damage from occurring. 3) Some of the burners atop the stove did not respond when tested. For safety, correction is recommended. 4) There was a double P-trap below the sink area. If both sinks drain at the same time it may be possible that water from the second drain may block the vent when the first drain finishes and this could create a dry trap. Each fixture requires a separate trap (one trap per trap arm). Correction is recommended. 5) The garbage disposal and dishwasher unit are on a separate GFCI outlets, also the wall switch was installed behind the sink. This is a safety hazard. Correction is recommended. Consult with a licensed electrician for further evaluation and corrective repairs.

Items Not Included: Trash compactors, water purification systems and filters, and non-built in microwave ovens.

BATHROOMS

Items Inspected: The sinks, toilets, faucets, visible drain lines, counter tops, cabinets, shower and bath enclosures, flooring, ventilation, and the walls and ceilings.

SINKS AND FIXTURES:
The sinks were filled and the faucets and drain lines were tested. They appeared to be functional and serviceable unless otherwise noted in the Action Items. The shut-off valves under the sinks were examined for leaking but they were not operated.

TOILETS:
The toilets were inspected and the flush mechanisms were tested. The toilets in the bathroom areas were securely fastened at the floor line. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

SHOWERS AND BATHTUBS:

The faucets were operated and the drains were tested. All of the visible bathroom surfaces were inspected. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS:

The accessible electric outlets and switches were tested. The outlet's in the bathroom areas were GFCI protected outlets. Any conditions found to be in need of attention are noted in the Action Items below or Electrical Page.

GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in tile grout should also be properly corrected to help avoid water penetration and possible damage.

BATHROOMS ACTION ITEMS:

1) There is insufficient clearance between the hall bathroom sink and wall. Therefore, caution should be excersied in this area.

2) There is a flexible drain line installed below the sinks (tail piece connection), in the hall bathroom and half bathroom area. It is recommended to install a smooth wall drain line below the sink, to prevent possible debris from clogging the drain lines.

3) The sink in the hall bathroom drained slower than normal (P-trap may be clogged). It is recommended to have this corrected, for proper operation. Consult with a licensed plumber for corrective repairs.

Items Not Included: Spas, saunas, or steam rooms, and their water heating and filtering systems.

INTERIOR

Items Inspected: The walls, ceilings, and floors. The steps, stairways, and railings (if any). The countertops and a representative number of installed cabinets, a representative number of the interior doors, and the garage doors and any installed openers.

Component Description:

FLOOR COVERINGS
- Sheet Linoleum
- Wall to wall carpeting

WALLS
- Sheetrock

CEILINGS
- Sheetrock

FLOOR COVERINGS (AND STAIRS/RAILINGS IF PRESENT): The visible floor coverings, and any stairs or railings, were inspected for evidence of damage or other problems. They appeared to be functional and serviceable unless otherwise noted in the Action Items. Flooring covered by area rugs, carpeting, or furniture was not inspected.

WALLS, CEILINGS, AND INTERIOR DOORS: The ceiling and wall surfaces were inspected for evidence of damage or other problems. A representative sampling of interior doors were tested to assure they operated properly. They appeared to be functional and serviceable unless otherwise noted in the Action Items. (Conditions related to appearance only are not within the scope of this inspection). Note: Some minor cracks were noted (especially around the door and window openings) and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials. Note: Due to the age of the house some of the building materials may contain asbestos fibers. See Hazardous Materials at the bottom of page 4 for further information.

FIREPLACE(S): The visible components of the fireplace were inspected and operated (Ignition tests are not performed). They appeared to be functional and serviceable unless otherwise noted in the Action Items.

SMOKE DETECTOR(S): A smoke detector was located in the hallway area. However, it was not tested, and should be checked before assuming occupancy. If the house has been remodeled or built new since Aug. 1992 (Bus. & Prof. Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor.

INTERIOR ACTION ITEMS:

1) The damper inside the fireplace enclosure is inoperable. Correction is recommended for proper operation and safety. Consult with a qualified fireplace contractor for further evaluation and to perform repairs as needed.

2) There was sloping/crowning to areas of the interior floor (rear bedroom). However, this condition does not appear to have any adverse effect, at this time. For further detailed information and an accurate measure of the floor level (topographic survey) consult with the appropriate licensed contractor for further evaluation.

3) There was mildew/mold around the rear bedroom window frame. Damp areas, and areas of current or past leaking can be conducive to the growth of mildew/mold. If a definitive determination of the presence (or lack thereof) of mildew/mold is to be made, a qualified specialist should be consulted for further evaluation and possible remediation.

Items Not Included: Window treatments, central vacuum systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals or gaskets, combustion devices and their draft characteristics, or the movement of any fireplace insert.

FOUNDATION & FRAMING

Items Inspected: Foundation, floor structure, sub area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

Component Description:

FOUNDATION TYPE
Poured concrete perimeter stemwall
Poured concrete slab at the garage.

FOUNDATION TO FRAMING ANCHORS
Bolts were not installed at the perimeter foundation

STRUCTURAL / FRAMING COMPONENTS

FLOOR STRUCTURE
- Concrete piers • 4"x4", 4"x6" wood posts • 4"x6" wood girders
- 2"x6" wood floor joists
- Tongue and groove wood board sub floor

WALLS
Framing not visible for definitive identification.

CEILINGS
- 2"x6" wood joists

ROOF
- 2"x6" wood rafters

FOUNDATION AND FRAMING: The sub area was entered for inspection from the access, located in the hall closet. The foundation was inspected for evidence of damage or other adverse conditions, and the drainage and moisture conditions were evaluated. The foundation was functional and serviceable unless otherwise noted in the Action Items. Any conditions found to be in need of attention regarding drainage and moisture are noted in the Action Items. The visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

ATTIC: The attic was examined from the access opening only, located in the hallway. The visible framing components of the attic were inspected (where readily accessible) for evidence of visible damage, deterioration, or other adverse conditions. They appeared to be functional and serviceable unless otherwise noted in the Action Items.

INSULATION:
Fiberglass insulation was used to a depth of approximately 3 1/2" inches in the attic area, and further insulation may improve the heating efficiency. Insulation was not visible or determined at the exterior walls. The sub area was not insulated.

FOUNDATION AND FRAMING ACTION ITEMS:

1) The foundation was a poured concrete stemwall system with interior wooden post/girders and overall appeared in good condition. There were some small (1/8" inch) vertical cracks noted (typical), but no visible evidence of any unusual settlement or damage to the foundation. 2) There were no visible foundation bolts installed (may not have been required at the time of construction). An upgrade (for seismic safety) would be to install a listed mechanical wedge anchor and strong tie connectors to the perimeter foundation and sill plate. 3) There is a broken foundation vent around the back of the house. It is recommended to have the vents repaired or replaced, to prevent any unwanted pest from entering the sub area and possibly causing damage.

Note: There was evidence of moisture in the crawl space area (efflorescence on the walls, small area of damp soil below the left rear of the house, but no standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation. Consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture if sub-area water intrusion persists.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

NON-FUNCTIONING OR ACTION ITEMS I

EXTERIOR 1 ACTION ITEMS: 1) The roof covering was an asphalt composition shingle installation and overall appears in good condition. However, the roof jack for the fan above the rear of the house was not properly installed, also I recommend re-sealing around the plumbing vents and roof jacks. In addition, the slope of the roof was not verified. Asphalt shingles may be installed on slopes as low as 2 units vertical in 12 units horizontal, provided the shingles are self-sealing and installed with an underlayment of two layers of non perforated type 15 felt. Have a licensed roofing contractor reinspect the roof covering and perform routine maintenance and corrective repairs as needed. 2) There were no gutters installed around the perimeter of the house. An upgrade would be to install gutters, for drainage control of the roof run-off water. 3) The garage-to-laundry room door is not a fire rated door. A worthwhile upgrade is to install a fire rated solid core door that is equipped with self closing hinges, to give a better fire barrier between the garage and the living portion of the house. 4) There was damage to the garage door jamb, at the laundry room (See the structural pets report for further information and possible repairs). 5) The single pane windows overall appeared in good condition. However, there was worn and deteriorated putty around the exterior of the window frames. In addition, single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency. Consult with a licensed glazing contractor for further evaluation and to perform corrective repairs as needed. 6) Care needs to be exercised around the non safety glass in the garage side door. All new glazing in doors, glass within 12" of the sides of door, and glass within 18" of the floor needs to be safety glass to prevent possible injury from occurring. An upgrade would be to have this corrected. Continued on page 22

EXTERIOR 2 ACTION ITEMS:

1) There was heaving and cracks to the concrete driveway and to a section of the rear concrete patio. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway and walks to seal them from moisture and help protect the installations from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs. 2) The landing for the exterior living room sliding glass door is undersized (may have been acceptable practise at the time of inspection). An upgrade would be to have this corrected. Regardless of the occupant load served, landings shall have a width not less than the width of the door or stairway served. Landings should have a minimum dimension of 36" inches measured in the direction of travel. 3) Caution needs to be exercised when using the front entry step, as the riser height for the steps exceed current industry standards. The rise of steps or stairs should not be less than 4" inches nor more than 7 3/4" inches. In addition, the greatest riser height should not exceed the smallest by more than 3/8" inch. An upgrade (for safety) would be to have this corrected.

ELECTRICAL ACTION ITEMS: 1) Caution needs to be exercised when removing the main electrical panel cover, as the main service conductors are not insulated (may have been acceptable practise at the time of construction). An upgrade (for safety) would be to have this corrected. 2) The circuit breakers in the sub panel box were not labeled. Have the panels properly labeled upon occupying the house (all circuit breakers need to be clearly identified). 3) The GFCI wall outlet in the living room (east elevation) and the GFCI outlet in the laundry room adjacent to the dryer did not respond properly when tested. Recommend correction for proper operation and safety. 4) There was an ungrounded three prong outlet in the kitchen cabinet, at the shelf above the counter-top. The outlet should be replaced with a two prong outlet or have a ground installed (an upgrade) for safety. 5) There was unprotected electrical wiring in the garage (may have been acceptable at the time of construction). However, for safe building practices, all wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or mechanical damage from occurring. 6) The main service entrance cables were in contact with tree branches. I recommend trimming back the branches for safety, and to prevent mechanical damage from occurring. 7) There were double tapped single pole circuit breakers in the sub panel. It is recommended to have this corrected, as this may lead to circuit overloading. Consult with a licensed electrician for further evaluation of the electrical system and to perform corrective repairs as needed. Note: GFCI outlets are recommended for safety at all exterior locations, also in the garage, kitchen and bathroom areas. GFCI outlets should be tested monthly.

NON-FUNCTIONING OR ACTION ITEMS II

HEATING AND COOLING ACTION ITEMS: 1) The furnace was a gas fired forced air unit that responded normally to the thermostat and there was no evidence of flame distortion when checked from the burner opening. The inside of the heat exchanger was not examined (See ASHI standards). However, one of the NOx rods is missing above the burner, also there were no heat registers installed for the bedroom areas. Dwelling units and guest rooms need to be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3' feet above the floor in all habitable rooms. Consult with a licensed heating contractor for further evaluation and to perform repairs as needed. 2) There is inadequate combustion air ventilation in the furnace/water heater closet. When appliances are located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening. For safety, correction is recommended. 3) I recommend installing a CO monitor in the house as this device can give an early warning of problems with the heat exchanger or of malfunctioning of the water heater or other sources of combustion when such a monitor is installed. Note: Change the filters every six months and have the unit serviced every two to three years by a licensed heating contractor. Make sure the supply registers and cold-air return are unobstructed. Lubricate the motor for the direct drive or blower pulley at the beginning of each heating and cooling season.

PLUMBING ACTION ITEMS: 1) As some of the water piping was galvanized piping, it needs to be monitored on a periodic basis to make sure that it is not starting to corrode internally. 2) A section of the gas line in the sub area below the living room and kitchen area was not properly fastened. For safety, correction is recommended. In addition, the 1/2" copper water line below the front of the house was not properly supported. 3) There is PVC water line installed in the garage area. This type of water piping is not rated for domestic water usage. Correction is recommended. 4) The discharge pipe for the water heater's temperature pressure relief valve was not properly installed. For safe plumbing practices, the discharge pipe should be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded. 5) The water heater was not properly seismically strapped. For safety, correction is recommended. In seismic zones 3 and 4, water heater tanks need to be anchored or strapped to resist horizontal displacement in the event of seismic activity. Sellers are obligated to strap water heaters to current building standards as of 1/1/96 (Bus & Prof. Code19211). The standard calls for 16 ga. straps, one within 9" of the top, and the second within 4" of where the gas service enters the water heater (more may be necessary for larger water heaters). Each strap must be secured with 3" X 1/4" lag bolts. Please also contact the local building department for any additional conditions. 6) There is inadequate combustion air ventilation in the furnace/water heater closet. When appliances are located in a closet, combustion air must be provided at a minimum of two openings (one at the top and one at the bottom of the closet) sized at least 100 square inches each opening. For safety, correction is recommended.
7) The standpipe for the washing machine drain line is undersized (may have been acceptable practise at time

KITCHEN ACTION ITEMS:

1) There was leakage observed from the sink's faucet (valve stem). It is recommended to repair or replace the faucet, for proper operation and to prevent possible water damage from occurring in this area. 2) There was unprotected electrical wiring observed in the cabinet above the stove. For safety, correction is recommended. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or possible mechanical damage from occurring. 3) Some of the burners atop the stove did not respond when tested. For safety, correction is recommended. 4) There was a double P-trap below the sink area. If both sinks drain at the same time it may be possible that water from the second drain may block the vent when the first drain finishes and this could create a dry trap. Each fixture requires a separate trap (one trap per trap arm). Correction is recommended. 5) The garbage disposal and dishwasher unit are on a separate GFCI outlets, also the wall switch was installed behind the sink. This is a safety hazard. Correction is recommended. Consult with a licensed electrician for further evaluation and corrective repairs.

NON-FUNCTIONING OR ACTION ITEMS III

BATHROOMS ACTION ITEMS:

1) There is insufficient clearance between the hall bathroom sink and wall. Therefore, caution should be excersied in this area.

2) There is a flexible drain line installed below the sinks (tail piece connection), in the hall bathroom and half bathroom area. It is recommended to install a smooth wall drain line below the sink, to prevent possible debris from clogging the drain lines.

3) The sink in the hall bathroom drained slower than normal (P-trap may be clogged). It is recommended to have this corrected, for proper operation. Consult with a licensed plumber for corrective repairs.

INTERIOR ACTION ITEMS:

1) The damper inside the fireplace enclosure is inoperable. Correction is recommended for proper operation and safety. Consult with a qualified fireplace contractor for further evaluation and to perform repairs as needed.

2) There was sloping/crowning to areas of the interior floor (rear bedroom). However, this condition does not appear to have any adverse effect, at this time. For further detailed information and an accurate measure of the floor level (topographic survey) consult with the appropriate licensed contractor for further evaluation.

3) There was mildew/mold around the rear bedroom window frame. Damp areas, and areas of current or past leaking can be conducive to the growth of mildew/mold. If a definitive determination of the presence (or lack thereof) of mildew/mold is to be made, a qualified specialist should be consulted for further evaluation and possible remediation.

FOUNDATION AND FRAMING ACTION ITEMS:

1) The foundation was a poured concrete stemwall system with interior wooden post/girders and overall appeared in good condition. There were some small (1/8" inch) vertical cracks noted (typical), but no visible evidence of any unusual settlement or damage to the foundation. 2) There were no visible foundation bolts installed (may not have been required at the time of construction). An upgrade (for seismic safety) would be to install a listed mechanical wedge anchor and strong tie connectors to the perimeter foundation and sill plate. 3) There is a broken foundation vent around the back of the house. It is recommended to have the vents repaired or replaced, to prevent any unwanted pest from entering the sub area and possibly causing damage.

Note: There was evidence of moisture in the crawl space area (efflorescence on the walls, small area of damp soil below the left rear of the house, but no standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation. Consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture if sub-area water intrusion persists.

General Comments

There were some functional or safety items noted that are in need of further evaluation or correction. Although some wood damage may have been noted, we do not perform a pest control inspection and it is recommended that you retain an expert to do so.

Please be sure to read page one of this report and the enclosed copy of the Standards of Practice of the American Society of Home Inspectors which delineate the areas and items that we inspect and those which are excluded. A signed copy of Page 3 of this report must be returned to the inspector within 30 days to be covered by our warranty or guarantee regarding its contents.

Drainage control is an important element of an ongoing property maintenance program. The items recommended in the report have been shown to be of help in this problem, and we urge the recommendations be followed. A one time inspection cannot determine the year round drainage conditions of the property. Consult with the current owners regarding conditions that may have been observed at other times of the year.

Dual glazed windows (if applicable) have a vacuum seal between the panes. When the seal is broken they may cloud between the glass. It is difficult at times, and unattainable to locate all dual pane windows that may have a broken seal. Therefore, while we are looking for broken seals we make no guarantees in finding or identifying all or any of them.

Stored personal items and furnishings obscured the view and accessibility of some areas of the floors, walls, closets, cabinet interiors, and electrical outlets in the house and garage, and there were areas of the exterior walls that were not visible due to the landscaping.

I recommend a permit search to verify that any remodeling work that may have been done was performed in accordance with local building codes, and received a final approval signature. Consult with the current owners or local building department for any remodeling or permit information.

This report is not intended for use as a bidding document. Any item or condition indicated in this report as being in need of further examination, correction, repair, or replacement should be evaluated on site by contractors or other specialists who are licensed and experienced in the appropriate fields.

Please read the entire report, and call me at (408) 778-3081 if you have any questions. Also I can be reached at the following E-mail addresses: InspectionbyTroy@aol.com

Sincerely,

Troy C. Harrison

General Building Contractor #783041
ICC, IRC & IBC Certified Building Inspector
ASHI Certified Home Inspector

Important Notes, Recommendations, and Suggested Maintenance

EXTERIOR AND GROUNDS:

• Seal the small cracks to the stucco with a flexible caulking material especially above the door and window openings.
• Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult with a qualified contractor for more extensive corrective recommendations.

ELECTRICAL SYSTEM:

• Although the electrical system appeared to be grounded when visually inspected, the effectiveness of the system ground was not tested with an external testing device, and was not definitively determined. Consult with a licensed electrical contractor for further evaluation to obtain a definitive assessment of the electrical system ground.
• The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary, so that the power can be turned off quickly for maintenance or in an emergency.

PLUMBING AND MECHANICAL:

• Test the main gas shut-off valve and contact the local utility company if the valve is difficult to operate (they will repair this for free). In the event of an emergency, the gas may need to be turned off quickly. Attach an earthquake wrench to the meter for accessibility, so that it can be shut-off in an emergency.
• Free up any stuck shut-off valves under the sink areas.

INTERIOR:

• Check under the sinks at all locations once every month or two for possible leaking.
• Smoke detectors should be tested monthly for proper response.
• For safety and to assure proper function, fireplace interiors and flues should be examined for creosote buildup each year (if used frequently) and cleaned when necessary.
• There were some commonly occurring small cracks at the ceilings and walls. Consult with a qualified contractor for evaluation and correction to maintain the surfaces.

FOUNDATION AND STRUCTURAL:

• Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.

GENERAL:

• Damp areas, and areas of current or past leaking can be conducive to the growth of mold. If a definitive determination of the presence (or lack thereof) of mold is to be made, a qualified specialist should be consulted for an inspection.

PHOTO PAGE I

Photo 1

Main electrical cables in contact with tree branches

Photo 2

Attic fan/flashing above the rear of the house is not properly installed

Photo 3

Broken foundation vent around the rear of the house

Photo 4

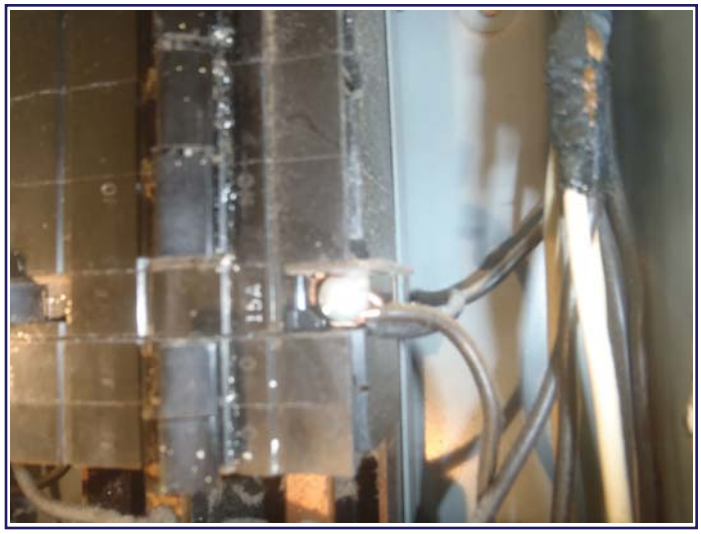
Damage to the bottom portion of the garage side door jamb/trim

PHOTO PAGE II

Photo 5

Unprotected electrical wiring in the kitchen cabinet above the stove

Photo 6



Double tapped 15 amp single pole circuit breaker in the sub panel

Photo 7

Flexible drain line installed below the bathroom sinks

Photo 8

Water heater tank is not properly seismically strapped

PHOTO PAGE III

Photo 9

Loose electrical wiring in the attic area

Photo 10

Discharge pipe for the water heater's TPR valve terminates in the sub area

CARRY OVER PAGE I

EXTERIOR I ACTION ITEMS CONTINUED:

7) There is the potential for trees to affect the property in a manner that is not visible at the time of the inspection. If there are any present or future concerns, we recommend consulting a with licensed arborist for further evaluation. A clearance of at least 18" inches from the home/garage is recommended for all foliage.

8) The half bathroom door behind the garage area is not a exterior rated door. An upgrade would be to have this corrected.

9) There was no spark arrester installed for the chimney. I recommend installing a listed spark arrester/weather cap to all chimneys that burn solid fuel. Consult with the appropriate licensed contractor for further evaluation and repairs as needed.