



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

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**1660 Nobili Ave., 3351 Rayanna Ave.
Santa Clara CA 95051**

Prepared for: Coopriider Gunn Blackburn

Prepared by: Troy C. Harrison - Inspector

PROPERTY INSPECTION REPORT

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report: 1660 Nobili Ave., 3351 Rayanna Ave.

Inspection Address: 1660 Nobili Ave., 3351 Rayanna Ave., Santa Clara, CA 95051

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Date: June 14, 2011

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

CLIENT NAME:

Coopriider, Gunn, Blackburn.

INSPECTION SITE:

1660 Nobili Ave., 3351 Rayanna Ave. Santa Clara CA 95051.

REPORT #:

0003244.

DATE & TIME OF

INSPECTION:

06/14/2011 01:30 PM.

INSPECTOR(S):

Troy Harrison.

BUYERS AGENT:

SELLERS AGENT:

Lisa Gillmor 408 246-5020.

CLIMATIC CONDITIONS:

WEATHER:

Sunny.

EXTERIOR SITE SOIL

CONDITIONS:

Dry.

APPROXIMATE OUTSIDE

TEMPERATURE:

82 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF THE

BUILDING(S)/YEAR BUILT:

BUILDING TYPE:

Duplex.

LEVELS:

One level.

SPACE BELOW GRADE:

Crawl space.

BUILDING OCCUPANCY

Unit #3351 Occupied. Unit #1660 Vacant.

UTILITY SERVICES:

WATER SOURCE:

Public.

GAS SERVICE:

Public, natural gas.

ELECTRICAL SERVICE

Public.

UTILITIES STATUS:

The electrical, water, and gas service were all active at the time of the inspection (both units).

GENERAL COMMENTS AND OTHER INFORMATION:

COMMENTS:

We make no determination whether construction and/or renovation work was completed with a building permit. If a permit was issued there should be records at the county building department. We recommend researching whether the necessary

permit(s) was obtained prior to the sale of the property. Consult with the current owners or local building department for any remodeling or permit information. **Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.**

PAYMENT INFORMATION:

TOTAL FEE:

\$635.00 (Property/Roof Inspections).

PAID BY:

Check #142. Thank you.)

REPORT LIMITATIONS

This report is a privileged and non-transferable report and may not be reproduced or transmitted without the written permission of the inspection company which inspected the subject property.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Determining whether items have been recalled by the manufacturer is beyond the scope of the inspection.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

In the event of a dispute, the Client will allow the inspector who performed the inspection of the subject property and their insurance carrier to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS - DUPLEX

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. References to grade and drainage is limited to areas immediately around the exterior of the building and the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks or porches (if applicable) are often built close to the ground, where no viewing or access is possible. These areas as well as others are too low to enter, or in some other manner are not accessible, are excluded from the inspection and are not addressed in the report. Decks, patios and patio covers which are not attached to the building are not a part of our inspection. Fences, gates and retaining walls are not part of this inspection. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or alterations. Our inspection of the driveway/parking area is limited to within 100 feet of the building.

GRADING AND DRAINAGE:

SITE CONDITIONS:

Flat site. There was a faulty grade observed around the right rear side of unit #1660. It is recommended to re-grade the soil in this area, to prevent water from ponding and possible damage from occurring. The soil should be at least 6" inches below the siding and the grade should slope at least 1/4 " inch per foot away from the house.

Control the site moisture through proper control of the roof runoff water, correct grading, and by limiting any unnecessary irrigation.

DRIVEWAYS:

TYPE:

Concrete-both units.

CONDITION:

Concrete. Appeared serviceable-unit#1660. However, as routine maintenance, we recommend filling any cracks in the driveway to seal them from moisture and help protect the installation from damage.

There was heaving to sections of the concrete driveway for unit# 3351. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway to seal them from moisture and help protect the installation from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appeared serviceable. However, as routine maintenance, we recommend filling any cracks in the driveway to seal them from moisture and help protect the installation from damage.

LANDSCAPING AND SPRINKLERS:

FOLIAGE & TREES:

There is the potential for trees to affect the property in a manner that is not visible at the time of the inspection. Issue maybe uplifting, breaking through and blocking such components as the foundation, driveways, walkways, patios, decks and sewage drain lines. If you have any present or future concerns, we recommend consulting a with licensed arborist for further evaluation. The evaluation of trees is beyond the scope of this inspection. A clearance of at least 16" inches from the home is recommended for all foliage.

SPRINKLERS:

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.

FENCES & GATES:

Fences and gates are outside the scope of our inspection. Any information provided in this inspection is provided as a courtesy.

REAR DECK:

TYPE:

Wood framing.

CONDITION:

The general condition appeared serviceable with the exception of the following: The underfloor framing for the wooden deck

was not examined (See the structural pest report for further information and possible repairs).

FRONT PORCH UNIT 1660:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

OTHER OBSERVATIONS:

Caution should be exercised when around the front porch for unit #1660, as the riser height for the step is not constructed to 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.

FRONT PORCH UNIT 3351:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

RAILINGS:

The general condition appears serviceable with the exception of the following item(s) listed below. There was damage to bottom 2"x4" rail on the front right of the porch. Correction is recommended (See the structural pests report for further information and repairs).

REAR PATIO:

TYPE:

Concrete.

CONDITION:

There were large cracks and heaving to a section of the rear detached concrete patio serving unit #3351. It is recommended to have this repaired, as this may create a potential tripping hazard. Consult with a qualified contractor for more extensive corrective recommendations and repairs.



EXTERIOR - DUPLEX

Areas hidden from view by finished walls, stored items, and vegetation can not be judged and are not a part of this inspection. The walls of buildings is generally concealed by exterior and interior wall coverings, is not visible, and is not inspected. The exterior is defined as the exterior wall coverings, trim, roof eaves, fascia, windows and doors, stairways, and or chimneys. The exterior components are inspected for function, general state of repair, proper installation, and any defects. Exterior surfaces must be kept well sealed as part of the regular maintenance of the building to prevent water intrusion. Vegetation must be trimmed away from the exterior of the building periodically to prevent damage. Deterioration of the exterior components is often the result of deferred maintenance and we urge that maintenance suggestions in the report be followed and corrections completed.

WALLS:

MATERIAL:

Stucco.

SIDING CONDITION:

Appeared serviceable in general. There were some small cracks to the stucco and these appear typical of shrinkage cracks common to stucco construction. However, as routine maintenance, seal any small cracks to the stucco with a flexible caulking material (especially around the door and window openings) to prevent possible moisture intrusion from occurring.

TRIM:

MATERIAL:

Wood.

TRIM CONDITION:

Appeared serviceable in general.

EAVE CONDITION:

The roof eaves appeared serviceable.

EXTERIOR WALLS INSULATION:

TYPE AND CONDITION:

Thermal insulation inside the cells of the exterior walls for the duplex was not visible due to the framing concealed by the interior and exterior wall coverings. The presence of thermal insulation is likely based on the age of the building and the quality of construction.

ROOF SYSTEM - DUPLEX

The roof, flashings, vent-caps, skylights, and roof drainage system are inspected for type, general quality and conditions, and any defects where visible. The age of the roof and the average life expectancy of the given roof covering are approximated when the roof is accessible. The roof is not water-tested and the inspector cannot and does not offer an opinion or warranty as to whether the roof, skylights, or flashings are water-tight or whether these components leak or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof, skylights, and flashings are absolutely water tight is to observe them during a prolonged rainfall. Many times, this situation is not present during the inspection. Rain gutters, downspouts, and any sub surface drains are not water-tested for leakage or blockage. Regular maintenance of drainage systems is necessary to avoid water problems at the roof and foundation. Roofs that are inaccessible or have limited accessibility due to steep pitch, adverse weather conditions, or height are not walked in to inspect. Some types of metal and tile type roofs are subject to damage by foot traffic and are not walked on to inspect. Roofs and associated components must have periodic maintenance to prevent damage and to prevent rapid wear as a result of deferred maintenance.

ROOF:

TYPE:

Asphalt composition shingles.

HOW INSPECTION WAS PERFORMED:

Walked on the roof to inspect roof covering, associated flashings, vent caps, etc..

ROOF COVERING STATUS:

The roof covering was an asphalt composition shingle installation and overall was in good condition. However, it is recommended to have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance as needed.

NOTE:

We recommend trimming back any overhanging tree branches from the roof area and clean any debris from the interior of the gutters, for proper drainage control of the roof run-off water.

FLASHINGS:

TYPE:

Metal.

CONDITION:

Appeared serviceable in general where visible.

PLUMBING/VENTS:

The visible sections of the flashings appeared serviceable.

VENT CAPS:

CONDITION:

Appeared serviceable.

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER TYPE &

CONDITION:

Metal.

DOWNSPOUT CONDITION:

The general condition appeared serviceable with the exception of the following: The downspout on the front right side of unit #3351 is loose. Recommend correction.

GARAGE VENT CAPS:

CONDITION:

Appeared serviceable.

UNIT 2 VENT CAPS:

CONDITION:

Appeared serviceable.

ELECTRICAL - DUPLEX

Items inspected if present and visible: 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, over-current protection devices, representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters, and arc fault circuit interrupters. A representative sample of light fixtures, electric fans, and electrical outlets are tested for basic operation. Components that are concealed from view are not included as part of the inspection.

Single-strand type aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have burned-out light bulbs installed. Light bulbs are not replaced during the inspection in attempt to verify function of light fixtures. Electrical panels and outlets which are not attached to the building are not inspected unless otherwise specified. Outdoor lighting systems, alarm systems, low voltage systems, ancillary wiring, photo voltaic cells, computer controlled electrical equipment, lights controlled by night time motion sensors, timer controlled lighting, and any other specialized electrical equipment are not inspected. Further evaluation and testing of the above items should be completed by a licensed electrician. Measuring voltage, amperage, and impedance is beyond the scope of the inspection.

MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

Overhead. The incoming service drops appeared to close to the roof line. Current standards require a minimum of 18 inches above the top of the roof line. An upgrade (for safety) would be to have this corrected.

MAIN BREAKER AMPERAGE

RATING:

100 amps-both units.

MAIN PANEL AMPERAGE

CAPACITY RATING:

Not verified-both units.

There was no visible grounding connection to the ground rod below the main panels.
Have a licensed electrician review the electrical system and perform repairs as needed.



CONDUCTORS:

ENTRANCE CABLE TYPE:

Unable to determine type. The main entrance cables for both units were not visible (were concealed at the main electrical panel).

BRANCH WIRING TYPE:

Copper at 120 and 240 volt circuits.

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF

LOCATION:

Front right unit #1660.



MAIN PANEL CONDITIONS -

#1660:

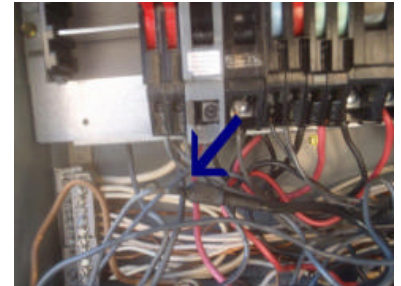
General condition appeared serviceable with the exception of the following: The circuit breakers were not permanently labeled. Have the panel properly labeled upon occupying the house (as all circuit breakers need to be clearly identified).

MAIN PANEL CONDITIONS -

#3351:

General condition appeared serviceable with the exception of the following: There was an open knock-out at the bottom of the main panel box. For safety, I recommend sealing the knock-out.

There was an unsafe wiring splice (evidence of overheating) to the 20 amp single pole circuit breaker in the panel. For safety, correction is recommended.



INTERIOR AND EXTERIOR WIRING:

OUTLETS:

A representative number of wall outlets were tested and the outlets overall appeared serviceable. Stored items and home furnishings prevent access and testing at some of the wall outlets and switches (unit 3351).

The electrical outlets in the bedrooms in both units were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they recommended by current standards. An upgrade (for safety) would be to install Arc Fault Circuit Interrupters for the bedroom areas, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

GFCI OUTLETS:

The electrical outlets in the bathrooms, at the exterior of the units, and in the kitchen were GFCI (Ground Fault Circuit Interrupter) protected outlets. The GFCI protected outlets that were tested tripped/re-set normally. GFCI type electrical outlets are designed to prevent electrical shock. GFCI outlets should be tested monthly to insure a proper response.

MISWIRED/UNGROUND

ELECTRICAL OUTLETS:

There were several ungrounded three prong outlets through-out the interior of unit #1660. The outlets should be replaced with two prong outlets or have grounds installed (an upgrade), for safety.

LIGHTS:

A representative sample of the light fixtures were tested and the light fixtures were inspected for defects. The light fixtures responded normally when tested and were in serviceable condition.

SWITCHES:

A representative sample of the light switches were tested and were inspected for defects. The overall general condition appeared serviceable.

EXTERIOR WIRING:

GFCI OUTLETS:

The exterior GFCI wall outlet did not respond to test in the following location(s): adjacent to the rear garage door of unit #1660. Correction is recommended, for safety.

There did not appear to be GFCI outlet installed in the garage of unit #3351. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

Insulation was in contact with some of the recessed light fixtures in the attic area. Recessed incandescent fixtures need to be protected from thermal insulation, unless otherwise noted (See the manufactures installation specifications).

CRAWLSPACE WIRING

NOTES:

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There was an unsafe electrical wiring method (running splice) observed in the sub area, located below the living room of unit #1660. I recommend having this corrected, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.



HEATING - DUPLEX

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. It is suggested that all buildings with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM #1 DESCRIPTION - UNIT #1660:

LOCATION:

Hallway. Living room.

SYSTEM TYPE:

Floor furnace.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

Not Verified.

HEATING SYSTEM #1 CONDITION UNIT #1660:

CONDITION/BURNERS:

The heat source for the unit was a gas fired floor furnace that responded normally to the thermostat. However, due to the age of the unit, it is recommended to consult with a licensed heating contractor or PG & E for a full inspection of the unit.

Note: The inside of the heat exchanger was not examined (See attached ASHI standards).

VENTING:

General condition appeared serviceable with the exception of the following: Material that may contain asbestos was noted around sections of the heating system (flue pipe). However, no friable material was observed. Determining the presence of asbestos is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

NORMAL CONTROLS:

Appeared serviceable.

HEATING NOTES:

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.

DISTRIBUTION TYPE:

Radiant.

HEATING SYSTEM #2 DESCRIPTION - UNIT #3351:

LOCATION:

Hallway. Living room.

SYSTEM TYPE:

Floor furnace.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

Not Verified.

HEATING SYSTEM #2 CONDITION #3351:

CONDITION/BURNERS:

The heat source for the unit was a gas fired floor furnace that responded normally to the thermostat. However, due to the age of the unit, it is recommended to consult with a licensed heating contractor or PG & E for a full inspection of the unit.

Note: The inside of the heat exchanger was not examined (See attached ASHI standards).

COMBUSTION AIR:

Appeared serviceable.

VENTING:

General condition appeared serviceable with the exception of the following: Material that may contain asbestos was noted around sections of the heating system (flue pipe). However, no friable material was observed. Determining the presence of asbestos is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

NORMAL CONTROLS:

Appeared serviceable.

HEATING NOTES:

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.

DISTRIBUTION TYPE:

Radiant.

OTHER OBSERVATIONS:

A section of the gas line in the sub area adjacent to the floor furnace below unit #3551 was not secured. Recommend correction, for safety.



PLUMBING - DUPLEX

The primary water supply and drain piping are inspected and tested for functional flow, general condition, and any defects. The water heater is inspected and tested for function, general condition, and any defects. Plumbing fixtures and water appliances are inspected and tested for function, general condition, and any defects.

Determination of water quality and the presence hazardous materials is beyond the scope of the inspection. All underground and otherwise concealed piping related to water supply, waste, or sprinkler use are excluded from this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, water filtration systems, landscape irrigation systems, on-site well water quality, quantity, associated well water equipment, and on-site waste disposal systems, spa and swimming pool equipment, solar water heating equipment, fire suppression systems or observe the system for proper sizing, design, or use of materials.

The condition of waste and drainpipe pipe condition is usually directly related to their age. Older pipes are subject to damage through deterioration and vegetation root movement, whereas the more modern ABS ones are more resilient to damage, although some rare ABS pipes manufactures in the mid 1980's have been alleged to be defective. Older buildings with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant building waiting for escrow closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any plumbing system.

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

LOCATION-MATERIAL:

Front of duplex.

CONDITION:

The visible section of the main line appeared serviceable. The majority of the main water piping was underground and its condition could not be determined.

WATER PRESSURE:

Appeared serviceable-both units. The water pressure tested at approximately 50 PSI, which is considered normal (adequate and safe) water pressure.



WATER SUPPLY PLUMBING:

MATERIAL:

Copper where visible, unit #1660, #3351. Galvanized steel where visible unit #1660.

CONDITION:

Water was run through the pipes for both units and to test for functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: Some of the water piping was galvanized piping (unit #1660). Therefore it needs to be monitored on a periodic basis to make sure that it is not starting to corrode internally.

There was a dissimilar water piping connection copper-to-galvanized (brass fittings are undersized) in the sub area below the bathroom in unit#1660. We recommend installing a dielectric union or 6" inch brass fitting, between the two metals to prevent possible electrolysis from taking place.

DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:

Cast iron, Galvanized steel and some ABS where visible.

CONDITION:

Water was run through the drain piping to test functional flow and the piping was inspected where visible. Appeared serviceable where visible.

HOSE FAUCETS:

CONDITION:

Appeared serviceable in general.

FUEL SYSTEM & SHUT OFF LOCATION:

LOCATION:

Front right side of unit #1660.

CONDITION:

System appeared serviceable. However, we recommend installing an earthquake safety wrench at the gas meter, so in the event of an emergency the gas can be shut-off quickly.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above the floor elevation or at the exterior of the building. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

WATER HEATER - UNIT #1660:

LOCATION:

Garage.

TYPE:

Natural gas-fired.

SIZE:

40 Gallons.

CONDITION:

Seismic straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of the water heater during an earthquake.

The wooden platform for the water heater tank is not anchored to the slab (may not have been required at the time of installation). An upgrade (for seismic safety) is to have this corrected.

PLUMBING:

Appears serviceable.

VENTING:

Vent pipe appeared serviceable.

COMBUSTION AIR:

Appeared serviceable.

WATER HEATER UNIT #3351:

LOCATION:

Garage.

TYPE:

Natural gas-fired.

SIZE:

40 Gallons.

CONDITION:

Seismic straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of

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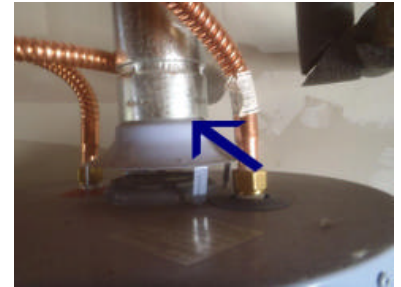
the water heater during an earthquake.

PLUMBING:

Appears serviceable.

VENTING:

The flue pipe for the water heater was not properly fastened to the draft hood atop the unit. It is recommended to have this corrected. The flue pipe needs to have positive flow adequate of conveying the gases to the outside atmosphere.



COMBUSTION AIR:

Appeared serviceable.

KITCHEN - APPLIANCES - #1660

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

CONDITION:
Appeared serviceable.

KITCHEN SINK PLUMBING:

CONDITION:
Appeared serviceable.

COUNTERS & CABINETS

COUNTERTOP CONDITION:
Appeared serviceable.

*DRAWERS AND CABINET
CONDITION:*
Appeared serviceable.

RANGE/BURNERS AND OVEN:

TYPE:
Electric range.

RANGE/BURNER

CONDITION:
Appeared serviceable. The burners responded properly when tested.

OVEN CONDITION:
The oven responded properly to normal controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:
Ducted fan, functioned properly when tested.

DISHWASHER:

CONDITION:
Water discharged through the air gap valve while the dishwasher was in use. The line may be clogged or the disposal may be plugged, and this should be repaired to prevent possible back siphoning from occurring.



GARBAGE DISPOSAL:

CONDITION:
Did not respond when tested. I recommend having the unit repaired or replaced for proper operation.

ELECTRICAL:

CONDITION:
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.

KITCHEN - APPLIANCES - #3351

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

CONDITION:
Appeared serviceable.

KITCHEN SINK PLUMBING:

CONDITION:
Appeared serviceable.

COUNTERS & CABINETS

COUNTERTOP CONDITION:
Appeared serviceable.

*DRAWERS AND CABINET
CONDITION:*
Appeared serviceable.

RANGE/BURNERS AND OVEN:

TYPE:
Gas range.

RANGE/BURNER

CONDITION:
Appeared serviceable. The burners responded properly when tested.

OVEN CONDITION:
The oven responded properly to normal controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:
Ducted fan, functioned properly when tested.

DISHWASHER:

CONDITION:
Appeared serviceable. The unit responded properly to test on the normal cycle.

GARBAGE DISPOSAL:

CONDITION:
Appeared serviceable.

ELECTRICAL:

CONDITION:
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.

BATHROOM - # 1660

Shower pans are v isually checked for leakage, but leaks often do not show ex cept when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is v ery important to maintain all grouting and caulking in the bath areas. Very minor im pfections can allow w ater to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

HALLWAY BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

CONDITION OF SINK

PLUMBING:

The general condition appears serviceable with the exception of the following: Low water pressure was noted at the sink faucet (aerator may be clogged). Correction is recommended.

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

The toilet responded properly when tested and was serviceable.

SHOWER PLUMBING

FIXTURES:

The plumbing fixtures responded normally to test and were serviceable.

SHOWER CONDITION:

Appeared serviceable.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM

MAINTENANCE:

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

VENTILATION:

The ventilation fan responded properly when tested. The window in the bathroom operated properly when tested.

ELECTRICAL:

The accessible electric outlets and switches were tested. The outlet in the bathroom area was a GFCI protected outlet and responded properly when tested, as Ground-fault interrupter devices are designed to protect against accidental shock.

FLOOR:

Sheet linoleum. Appeared serviceable.

BATHROOM - #3351

Water supply and drain plumbing, and associated plumbing fixtures are tested to verify proper operation and are inspected for defects. Any shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Areas, systems, and components of the property are described as in serviceable condition unless otherwise noted in the report. Serviceable = Effectively functioning and/or functioning for the purpose as intended by design and/or installed as per manufacturer's installation specifications and/or installed as per building standards.

HALL BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

CONDITION OF SINK

PLUMBING:

The sink plumbing responded properly when tested and appeared in serviceable condition.

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

The toilet responded properly when tested and was serviceable.

SHOWER PLUMBING

FIXTURES:

The plumbing fixtures responded normally to test and were serviceable.

SHOWER CONDITION:

Appeared serviceable.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM

MAINTENANCE:

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

VENTILATION:

The ventilation fan responded properly when tested.

ELECTRICAL:

The accessible electric outlet and wall switches were tested. The outlet in the bathroom area was a GFCI protected outlet and responded properly when tested, as Ground-fault interrupter devices are designed to protect against accidental shock.

FLOOR:

Tile. Appeared serviceable.

LAUNDRY - DUPLEX

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines, water supply and gas valves serving laundry machines are inspected, but are not operated. Water supply valves may be subject to leaking if turned. Water supply valves should be checked for leakage by the buyer/seller as part of the final walk-thru of the property before the close of escrow, especially if the laundry appliances have removed and replaced during the move-in/move-out process. We highly recommend removal and cleaning of the dryer vent line at least once a year. The build up of lint in the dryer lines is the cause of hundreds of house fires per year. Cleaning the vent pipe can significantly reduce the risk of a fire. Gas piping for clothes dryers is often disconnected from the clothes dryer if the dryer is removed/replaced during the transfer of property ownership. Although this gas piping may be terminated with a manual shut-off valve, it presents a fire hazard if it is not properly terminated with an end-cap to prevent a gas leak as a result of the gas valve becoming inadvertently left open, and should be checked as part of the final walk-thru.

LAUNDRY UNIT #1660, #3351:

LOCATION:

Garage.

WIRING:

220 volt dryer outlet responded properly to test and appeared serviceable.

PLUMBING:

The plumbing appeared to be serviceable.

CLOTHES DRYER

DISCHARGE DUCT UNIT

#1660:

The dryer's exhaust duct terminated in the garage area. I recommend having this condition corrected, to prevent moisture and lint build-up in this area. The dryer's exhaust duct needs to be terminated to the exterior of the house.

CLOTHES DRYER

DISCHARGE DUCT UNIT

#3351:

There was a flexible plastic exhaust duct installed in the sub area for the dryer's moisture exhaust duct. I recommend having this corrected, (per the manufactures recommendations this type of exhaust duct should not be installed in concealed locations.



INTERIOR - DUPLEX

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The paint on the walls is not tested for the presence of lead based paint. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Window flashings are not usually visible, therefore their condition cannot be reported on. Inspection of window coverings is outside of the scope of our inspection. Check with owners for further information. Fireplaces (if applicable) should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

FRONT ENTRYWAY DOOR:

CONDITION:

Appeared serviceable.

INTERIOR DOORS

CONDITION:

A representative sample of the interior doors were inspected and tested. General condition appeared serviceable with the exception of the following: The door in the right rear bedroom of unit #3351 did not latch properly (adjust the strike plate). In addition, the right rear bedroom door in unit #1660 rubbed on the door jamb, also the strike plate is missing from the front bedroom. It is recommended to have the doors corrected for proper operation and safety.

CLOSET DOORS:

CONDITION:

General condition appeared serviceable with the exception of the following: The front bedroom closet doors do not close properly. Recommend correction for proper operation.

WINDOWS:

TYPE:

Dual Pane, both units. Some single pane unit #1660. Single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency.

CONDITION:

A representative sampling of the windows were inspected and tested for proper operation. The double pane windows in the units overall appeared in good condition. However, dual glazed windows have a vacuum seal between the panes. When the seal is broken they may cloud or have condensation 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.

The latching hardware for some of the windows in the rear bedroom and front bedroom, located in unit #3351 are missing. In addition, the latching hardware for the windows in the bedrooms of unit #1660 are broken. Correction is recommended for proper operation and safety.

WALLS:

MATERIAL & CONDITION:

Drywall with wood framing, General condition appeared serviceable. Stored items and or home furnishings prevented full inspection (unit #3351).

CEILINGS:

TYPE & CONDITION:

Drywall. General condition appeared serviceable.

FLOORS:

TYPE AND CONDITION:

Tile, sheet linoleum, wall-to-wall carpet, hardwood. The floor coverings were in functional condition in general with indications of normal wear.

There was slight degree of sloping/crowning to areas of the interior flooring in each unit, primarily in the hallway/entry area of unit #3351. 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, to determine the extent of possible corrective measures.

CARPET CONDITION:

Section of the carpeting in unit # 3351 are worn and stained. Areas of the carpet that are discolored may be corrected by cleaning the carpets.

SMOKE DETECTORS:

COMMENTS:

A smoke detector was located in the hallway areas of each unit. However, the smoke detector in the unit #3351 was not properly fastened at the ceiling. Correction is recommended, for safety. The smoke detectors were not tested, and should be checked before assuming occupancy. If the duplex has been remodeled or built new since Jan. 1986 (California Health & Safety Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor.



CARBON MONOXIDE DETECTOR:

CONDITION:

Although not required by building standards, a carbon monoxide detector is recommended to be installed for safety. There did not appear to be a carbon monoxide detector installed in the units. We recommend the installation of a carbon monoxide detector in each unit for safety enhancement.

GARAGE - DUPLEX

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached. One car parking bay-each unit.

FLOOR:

CONDITION:

Typical cracks were noted on the garage slab floor unit #3351. These cracks do not appear structurally significant.

Crack(s) and heaving between adjoining sections of the garage slab floor were noted in unit #1660. Repairs are recommended, as this may create a potential tripping hazard.

WALLS/CEILING:

WALL CONDITION:

Appeared serviceable where visible.

CEILING CONDITION:

Appeared serviceable where visible.

VISIBLE GARAGE FRAMING:

CONDITION:

Appeared serviceable.

VISIBLE CARPORT FRAMING:

CONDITION:

Appeared serviceable.

VEHICLE DOOR(S):

TYPE AND CONDITION UNIT

1660:

Roll-up type.

AUTOMATIC OPENER

CONDITION:

The garage roll-up door was equipped with an automatic safety reverse mechanism and operated properly when tested.

TYPE AND CONDITION UNIT

3351:

Roll-up type.

AUTOMATIC OPENER

CONDITION:

The garage roll-up door was equipped with an automatic safety reverse mechanism and operated properly when tested.

DOOR TO LIVING SPACE:

CONDITION:

There was no self closing hinge to the garage-to-house door, unit #3351. A worthwhile upgrade would be 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.

GARAGE EXTERIOR DOOR:

CONDITION:

Care needs to be exercised around the non safety glass in the garage door for unit # 3351. All new glazing in doors, glass within 12" of the sides of doors, needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

GARAGE ELECTRICAL:

CONDITION:

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The garage doors for each unit were powered by extension cords. For safety, an outlet should be installed within reach of the factory cord, as extension cords should not be used in lieu of any permanent wiring methods. Correction is recommended.



There was unprotected electrical wiring in the garage of each unit (was acceptable practise at the time of construction). For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

ATTIC - DUPLEX

The roof framing, attic space, ventilation, and thermal insulation are inspected for type, function, general condition and quality, and any defects. Any visible duct work, electrical wiring, water supply and drain line plumbing are also inspected. Some attic spaces have low clearance and deep thermal insulation build-up that prevent entry by the inspector. These attics are inspected from the access opening only, view of the components in these attics types is limited or completely concealed from view, and the conditions of these components are disclaimed from the inspection. Electric attic fans that are thermostatically controlled are not tested as the air temperature inside the attic is often below the temperature on the thermostat control; preventing operation of the fan.

ATTIC AND INSULATION:

ACCESSIBILITY:

The attic was examined from the access opening only, located in the hallway area of each unit.

CONDITION:

The visible framing components of the attic were inspected for evidence of visible damage, and or other adverse conditions. The attic above each unit appeared serviceable where visible.

ROOF FRAMING TYPE, SIZE

& CONDITION:

2"x4" wood rafters, 2"x 4" wood joists. Attic framing appeared serviceable.

ROOF DECKING

(SHEATHING) TYPE &

CONDITION:

1" X 8" sheathing. Appeared serviceable.

VENTILATION:

Screened vents between freeze-blocks below the roof eaves. Appeared serviceable at the time of our inspection.

INSULATION TYPE AND

CONDITION:

Blown in fiberglass.

INSULATION DEPTH:

6"-8" inches.

FOUNDATION - CRAWLSPACE - DUPLEX

Foundation components are comprised of concrete footings, stem-walls, piers, and/or concrete slabs. These components are visually inspected where accessible for proper function, age, and defects. Areas of the foundation that are concealed from view are disclaimed from the inspection and report. Determination of the structural adequacy of the foundation is beyond the scope of the inspection. Inspectors observations take into account building standards and conventions at the time of original construction. Older buildings may lack some or all seismic reinforcing systems that are now standard and typical in newer buildings. The concrete components may have curing cracks that are generally of no significance structurally. All concrete develop some degree of cracking as part of the normal drying (shrinking) process. Larger cracks and other indications of unusual movement can be structurally significant and should be inspected for further evaluation by a structural engineer, foundation specialist, and/or a geo-technical engineer. Exterior grading around the building should be configured to divert roof water run-off and landscape surface drainage away from the foundation.

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FOUNDATION/CRAWL SPACE:

DOOR

LOCATION/CONDITION:

Exterior backyard, both units.

ACCESSIBILITY:

Crawl space was fully accessible.

CRAWL SPACE CONDITION:

There was evidence of prior moisture in the crawl space area (efflorescence on the walls, but no damp soil or 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. If further information is needed, consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture.

FOUNDATION - TYPE:

Poured concrete perimeter stemwall system with interior wooden post/girders.

FOUNDATION CONDITION:

The foundation 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.

FOUNDATION BOLTS /

BRACING:

Bolts were installed at the perimeter foundation and the general condition appeared serviceable with the exception of the following: Several of the nuts for the foundation anchor bolts below unit #3351 were not fastened to the mud sill. Recommend correction.

VENTILATION:

Foundation vent openings were installed along the foundation stem wall. Sub-area ventilation appeared adequate.

GIRDER CONDITION:

Wood 4"x6", Appeared serviceable.

SUB-FLOOR TYPE AND

CONDITION:

Woodboard. There were old water stains observed to the sub floor below the bathroom areas of each unit (See the structural pest control report for further information and possible repairs).

INSULATION CONDITION:

No insulation was installed on the sub-floor below the duplex. Although it may not have been a requirement to have insulation on the sub-floor at the time the duplex was built, we recommend upgrading for better heat retention.

RIM-JOIST

Appeared serviceable.

MUD SILL CONDITION:

Appeared serviceable where visible.

PIER CONDITION:

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Wood 4"x4", 4"x6". Appeared serviceable.

POST CONDITION:

Wood 4"x6". Appeared serviceable where visible.

OTHER OBSERVATIONS:

There is wood debris in the sub area below unit #3351. I recommend having the debris removed (See the structural pest control report for further recommendations and repairs).



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Inspection Report Summary

Address: 1660 Nobili Ave., 3351 Rayanna Ave.

Date: 06/14/2011

The below listed items were observed as not in proper working condition, and in need of repair or replacement. **Some comment items have supporting photographs imported into the Detailed Report for your review.** The report summary page is provided as a courtesy for quicker access to the information within the inspection report. It is not intended as a substitute for reading the detailed inspection report. The report reflects the condition of the property on the day of the inspection only.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the release of the inspection contingency is recommended so a licensed professional can further evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside of the scope of our inspection. Please call our office for any clarifications or further questions.

This property inspection report is not valid without a signed inspection agreement by both parties. Both parties being buyer/seller and home inspector.

SAFETY/DEFICIENT ITEMS:

The following items are in need of upgrade and further evaluation and repair by qualified trades people.

GROUND - DUPLEX

DRIVEWAYS:

CONDITION:

1. There was heaving to sections of the concrete driveway for unit# 3351. It is recommended to have this repaired, as this may create a potential tripping hazard. In addition, fill any cracks in the driveway to seal them from moisture and help protect the installation from damage. Consult with a qualified contractor for more extensive corrective recommendations and repairs.

FRONT PORCH UNIT 1660:

OTHER OBSERVATIONS:

2. Caution should be exercised when around the front porch for unit #1660, as the riser height for the step is not constructed to 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.

REAR PATIO:

CONDITION:

3. There were large cracks and heaving to a section of the rear detached concrete patio

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serving unit #3351. It is recommended to have this repaired, as this may create a potential tripping hazard. Consult with a qualified contractor for more extensive corrective recommendations and repairs.

ELECTRICAL - DUPLEX

MAIN ELECTRICAL SERVICE:

TYPE AND CONDITION:

4. Overhead. The incoming service drops appeared to close to the roof line. Current standards require a minimum of 18 inches above the top of the roof line. An upgrade (for safety) would be to have this corrected.

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS - #1660:

5. General condition appeared serviceable with the exception of the following: The circuit breakers were not permanently labeled. Have the panel properly labeled upon occupying the house (as all circuit breakers need to be clearly identified).

MAIN PANEL CONDITIONS - #3351:

6. General condition appeared serviceable with the exception of the following: There was an open knock-out at the bottom of the main panel box. For safety, I recommend sealing the knock-out.

7. There was an unsafe wiring splice (evidence of overheating) to the 20 amp single pole circuit breaker in the panel. For safety, correction is recommended.

INTERIOR AND EXTERIOR WIRING:

8. The electrical outlets in the bedrooms in both units were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they recommended by current standards. An upgrade (for safety) would be to install Arc Fault Circuit Interrupters for the bedroom areas, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

MISWIRED/UNGROUNDING ELECTRICAL OUTLETS:

9. There were several ungrounded three prong outlets through-out the interior of unit #1660. The outlets should be replaced with two prong outlets or have grounds installed (an upgrade), for safety.

EXTERIOR WIRING:

GFCI OUTLETS:

10. The exterior GFCI wall outlet did not respond to test in the following location(s): adjacent to the rear garage door of unit #1660. Correction is recommended, for safety.

11. There did not appear to be GFCI outlet installed in the garage of unit #3351. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground

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fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

12. Insulation was in contact with some of the recessed light fixtures in the attic area. Recessed incandescent fixtures need to be protected from thermal insulation, unless otherwise noted (See the manufactures installation specifications).

CRAWLSPACE WIRING NOTES:

13. There was an unsafe electrical wiring method (running splice) observed in the sub area, located below the living room of unit #1660. I recommend having this corrected, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.

HEATING - DUPLEX

HEATING SYSTEM #1 CONDITION UNIT #1660:

VENTING:

14. General condition appeared serviceable with the exception of the following: Material that may contain asbestos was noted around sections of the heating system (flue pipe). However, no friable material was observed. Determining the presence of asbestos is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

HEATING SYSTEM #2 CONDITION #3351:

VENTING:

15. General condition appeared serviceable with the exception of the following: Material that may contain asbestos was noted around sections of the heating system (flue pipe). However, no friable material was observed. Determining the presence of asbestos is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

OTHER OBSERVATIONS:

16. A section of the gas line in the sub area adjacent to the floor furnace below unit #3551 was not secured. Recommend correction, for safety.

PLUMBING - DUPLEX

FUEL SYSTEM & SHUT OFF LOCATION:

CONDITION:

17. System appeared serviceable. However, we recommend installing an earthquake safety wrench at the gas meter, so in the event of an emergency the gas can be shut-off quickly.

WATER HEATER - UNIT #1660:

18. The wooden platform for the water heater tank is not anchored to the slab (may not have been required at the time of installation). An upgrade (for seismic safety) is to have this corrected.

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PLUMBING:

19. Appears serviceable.

WATER HEATER UNIT #3351:

VENTING:

20. The flue pipe for the water heater was not properly fastened to the draft hood atop the unit. It is recommended to have this corrected. The flue pipe needs to have positive flow adequate of conveying the gases to the outside atmosphere.

LAUNDRY - DUPLEX

LAUNDRY UNIT #1660, #3351:

CLOTHES DRYER DISCHARGE DUCT UNIT #1660:

21. The dryer's exhaust duct terminated in the garage area. I recommend having this condition corrected, to prevent moisture and lint build-up in this area. The dryer's exhaust duct needs to be terminated to the exterior of the house.

CLOTHES DRYER DISCHARGE DUCT UNIT #3351:

22. There was a flexible plastic exhaust duct installed in the sub area for the dryer's moisture exhaust duct. I recommend having this corrected, (per the manufactures recommendations this type of exhaust duct should not be installed in concealed locations.

INTERIOR - DUPLEX

WINDOWS:

23. The latching hardware for some of the windows in the rear bedroom and front bedroom, located in unit #3351 are missing. In addition, the latching hardware for the windows in the bedrooms of unit #1660 are broken. Correction is recommended for proper operation and safety.

CEILINGS:

TYPE & CONDITION:

24. Drywall. General condition appeared serviceable.

SMOKE DETECTORS:

COMMENTS:

25. A smoke detector was located in the hallway areas of each unit. However, the smoke detector in the unit #3351 was not properly fastened at the ceiling. Correction is recommended, for safety. The smoke detectors were not tested, and should be checked before assuming occupancy. If the duplex has been remodeled or built new since Jan. 1986 (California Health & Safety Code 13111). There needs to be a detector in each sleeping room and at a point centrally located within the corridor.

CARBON MONOXIDE DETECTOR:

CONDITION:

26. Although not required by building standards, a carbon monoxide detector is recommended to be installed for safety. There did not appear to be a carbon monoxide detector installed in

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the units. We recommend the installation of a carbon monoxide detector in each unit for safety enhancement.

GARAGE - DUPLEX

FLOOR:

27. Crack(s) and heaving between adjoining sections of the garage slab floor were noted in unit #1660. Repairs are recommended, as this may create a potential tripping hazard.

DOOR TO LIVING SPACE:

CONDITION:

28. There was no self closing hinge to the garage-to-house door, unit #3351. A worthwhile upgrade would be 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.

GARAGE EXTERIOR DOOR:

CONDITION:

29. Care needs to be exercised around the non safety glass in the garage door for unit # 3351. All new glazing in doors, glass within 12" of the sides of doors, needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

GARAGE ELECTRICAL:

CONDITION:

30. The garage doors for each unit were powered by extension cords. For safety, an outlet should be installed within reach of the factory cord, as extension cords should not be used in lieu of any permanent wiring methods. Correction is recommended.

31. There was unprotected electrical wiring in the garage of each unit (was acceptable practise at the time of construction). For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

HABITABILITY / SECURITY DEFICIENT ITEMS:

The following items are in need of upgrade and or repair or replacement for everyday normal use.

GROUND - DUPLEX

FRONT PORCH UNIT 3351:

RAILINGS:

1. The general condition appears serviceable with the exception of the following item(s) listed below. There was damage to bottom 2"x4" rail on the front right of the porch. Correction is recommended (See the structural pets report for further information and repairs).

PLUMBING - DUPLEX

WATER SUPPLY PLUMBING:

2. There was a dissimilar water piping connection copper-to-galvanized (brass fittings are undersized) in the sub area below the bathroom in unit#1660. We recommend installing a

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dielectric union or 6" inch brass fitting, between the two metals to prevent possible electrolysis from taking place.

KITCHEN - APPLIANCES - #1660

DISHWASHER:

CONDITION:

3. Water discharged through the air gap valve while the dishwasher was in use. The line may be clogged or the disposal may be plugged, and this should be repaired to prevent possible back siphoning from occurring.

GARBAGE DISPOSAL:

CONDITION:

4. Did not respond when tested. I recommend having the unit repaired or replaced for proper operation.

BATHROOM - # 1660

HALLWAY BATHROOM:

CONDITION OF SINK PLUMBING:

5. The general condition appears serviceable with the exception of the following: Low water pressure was noted at the sink faucet (aerator may be clogged). Correction is recommended.

INTERIOR - DUPLEX

CLOSET DOORS:

CONDITION:

6. General condition appeared serviceable with the exception of the following: The front bedroom closet doors do not close properly. Recommend correction for proper operation.

FLOORS:

CARPET CONDITION:

7. Section of the carpeting in unit # 3351 are worn and stained. Areas of the carpet that are discolored may be corrected by cleaning the carpets.

FOUNDATION - CRAWLSPACE - DUPLEX

FOUNDATION/CRAWL SPACE:

FOUNDATION BOLTS / BRACING:

8. Bolts were installed at the perimeter foundation and the general condition appeared serviceable with the exception of the following: Several of the nuts for the foundation anchor bolts below unit #3351 were not fastened to the mud sill. Recommend correction.

OTHER MINOR DEFICIENT ITEMS:

The following items are noted in the report and should receive eventual attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventative maintenance.

GROUND - DUPLEX

GRADING AND DRAINAGE:

Troy Harrison Property Inspections

305 Vineyard Town Center #218, Morgan Hill, CA 95037

Scheduling: (800) 980-3081 or (408) 778-3081

email: InspectionbyTroy@aol.com

SITE CONDITIONS:

1. Flat site. There was a faulty grade observed around the right rear side of unit #1660. It is recommended to re-grade the soil in this area, to prevent water from ponding and possible damage from occurring. The soil should be at least 6" inches below the siding and the grade should slope at least 1/4 " inch per foot away from the house.

EXTERIOR - DUPLEX

WALLS:

SIDING CONDITION:

2. Appeared serviceable in general. There were some small cracks to the stucco and these appear typical of shrinkage cracks common to stucco construction. However, as routine maintenance, seal any small cracks to the stucco with a flexible caulking material (especially around the door and window openings) to prevent possible moisture intrusion from occurring.

ROOF SYSTEM - DUPLEX

RAIN GUTTERS & DOWNSPOUTS:

DOWNSPOUT CONDITION:

3. The general condition appeared serviceable with the exception of the following: The downspout on the front right side of unit #3351 is loose. Recommend correction.

PLUMBING - DUPLEX

WATER SUPPLY PLUMBING:

CONDITION:

4. Water was run through the pipes for both units and to test for functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: Some of the water piping was galvanized piping (unit #1660). Therefore it needs to be monitored on a periodic basis to make sure that it is not starting to corrode internally.

BATHROOM - # 1660

HALLWAY BATHROOM:

BATHROOM MAINTENANCE:

5. Caulking around the shower enclosure (especially at the floor line) needs to be examined regularly and renewed at the first signs of failure to help avoid possible water damage. Any grout voids (at the joints) in the tile should also be corrected to help avoid water penetration and possible damage from occurring.

BATHROOM - #3351

HALL BATHROOM:

BATHROOM MAINTENANCE:

6. Caulking around the shower enclosure (especially at the floor line) needs to be examined regularly and renewed at the first signs of failure to help avoid possible water damage. Any grout voids (at the joints) in the tile should also be corrected to help avoid water penetration and possible damage from occurring.

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FOUNDATION - CRAWLSPACE - DUPLEX

FOUNDATION/CRAWL SPACE:

SUB-FLOOR TYPE AND CONDITION:

7. Woodboard. There were old water stains observed to the sub floor below the bathroom areas of each unit (See the structural pest control report for further information and possible repairs).

INSULATION CONDITION:

8. No insulation was installed on the sub-floor below the duplex. Although it may not have been a requirement to have insulation on the sub-floor at the time the duplex was built, we recommend upgrading for better heat retention.

OTHER OBSERVATIONS:

9. There is wood debris in the sub area below unit #3351. I recommend having the debris removed (See the structural pest control report for further recommendations and repairs).

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STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY.

Client: Cooprider, Gunn, Blackburn Address: 1660 Nobili Ave., 3351 Rayanna Ave., Santa Clara Report #0003244

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction.

This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed one year from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator.

Client acknowledges having read and understood all the terms, conditions, and limitations of this agreement and voluntarily agrees to the contents of the residential inspection agreement and fee(s) listed below. If this agreement is not signed by any party within 30 days, this inspection report will not warranty or guarantee its contents, and shall be as information only.

Address: 1660 Nobili Ave., 3351 Rayanna Ave., Santa Clara

Report # 0003244

INSPECTION FEE TOTAL: \$635.00

Client(s): Cooprider Gunn Blackburn

Client(s): _____ Date: 06/14/2011

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: _____ DATE: _____