



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

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678 San Miguel Avenue
Santa Clara CA 95050

Prepared for: Standford & FlorencY Wittmayer
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.

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

CLIENT NAME:

Standford & Florenc Wittmayer.

INSPECTION SITE:

678 San Miguel Avenue, Santa Clara CA 95050.

REPORT #:

0003252.

DATE & TIME OF

INSPECTION:

06/21/2011 11:00 AM.

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:

90-100 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF THE

BUILDING(S)/YEAR BUILT:

1950's.

BUILDING TYPE:

Single Family.

LEVELS:

One level.

SPACE BELOW GRADE:

Crawl space.

BUILDING OCCUPANCY

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.

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:

\$500.00 (Home/Roof Inspections).

PAID BY:

Check #1081. 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

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:

There was a faulty grade observed around the right rear side of the house. We recommend re-grading the soil, to prevent water from ponding in this area. The soil should be at least 6" inches below the sill plate and the grade should slope at least 1/4 " inch per foot away from the house.

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

Overall in good condition. However, as routine maintenance it is recommended to fill any cracks in the driveway to seal them from moisture and to help protect the installations from possible damage.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Overall in good condition. However, as routine maintenance it is recommended to fill any cracks in the walkway to seal them from moisture and to help protect the installations from possible damage.

There is a negative slope to the front concrete walk, adjacent to the garage. This may allow water to pond in this area.

WALKWAYS:

TYPE:

Concrete.

CONDITION:

The front walkway sloped toward the garage. This may allow water to pond in this area. An upgrade would be to have this corrected.

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.

LANDSCAPING:

The landscape was developed and appeared to be well maintained.

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.

FRONT PORCH:

TYPE:

Concrete.

CONDITION:

Caution needs to be exercised when using the steps to the porch, as the riser height for the steps is non standard. 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.

Due to the difference of elevation, caution needs to be exercised around the porch on the front right side. An upgrade (for safety) would be to install a protective guardrail in this area.

REAR PATIO:

TYPE:

Concrete.

CONDITION:

The general condition appeared serviceable at the time of inspection with the exception of the following: I recommend sealing the 1" inch +/- gap between the concrete patio and stucco wall, adjacent to the family room sliding glass door.



EXTERIOR

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.

STUCCO CONDITION:

Overall appeared serviceable. However, there were some small cracks to the stucco (especially around the door and window openings), and these appear typical of shrinkage cracks common to stucco construction. As routine maintenance, it is recommended to seal any stucco cracks, to prevent possible moisture intrusion from occurring.

TRIM:

EAVE CONDITION:

General condition appeared serviceable with the exception of the following: There were areas of deterioration to a section of the roof eaves around the right rear of the house (See the structural pest report for further information and possible repairs).

WINDOWS EXTERIOR:

CONDITION:

The exterior surfaces of the windows appeared serviceable.

LIVING/FAMILY ROOM FIREPLACE CHIMNEY:

LOCATION:

Above the living room fireplace.

MATERIAL:

Masonry.

CONDITION:

A pressure-test was performed to the masonry chimney and there was no evidence of movement at the time of the inspection. However, the height of the chimney appeared lower than current industry standards (may have been acceptable practise at the time of construction). Chimneys should extend at least 2' feet higher than any portion of the house within 10' feet, and should not be less than 3' feet above the point where the chimney passes through the roof. In addition, the top portion of the clay flue is cracked. Consult with a licensed masonry contractor for further evaluation and to determine the extent of repairs.

NOTE:

The inspection of the chimney is a visual inspection of the readily visible components and is not a warranty or guarantee that chimney is properly installed.

SPARK ARRESTER/CAP

CONDITION:

No spark screen or weather cap was installed. For (fire safety) we recommend installing a listed spark arrester/cap.

EXTERIOR WALLS INSULATION:

TYPE AND CONDITION:

Thermal insulation inside the cells of the exterior walls was not visible due 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

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:

STYLE:

Gable/Sloped.

TYPE:

Asphalt composition shingles.

HOW INSPECTION WAS

PERFORMED:

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

ROOF COVERING STATUS:

Overall appears 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:

Trim back any overhanging tree branches from the roof area and clean 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.

CHIMNEY:

The visible sections of the flashings appeared serviceable.

ROOF TO WALL:

General condition of the visible sections appeared serviceable with the exception of the following: A section of the wall-to-roof flashing needs to be refastened.

PLUMBING/VENT:

It is recommended to-seal the plumbing vents which penetrate the roof jacks, to prevent possible moisture intrusion.

VENT CAPS:

CONDITION:

Appeared serviceable.

SKYLIGHTS:

CONDITION:

There was a slight degree of deflection to the ceiling joist around the skylight opening above the living room. However, this condition does not appear to have any adverse effect at this time. If further information is needed consult with the appropriate licensed contractor for further evaluation and possible repairs.

NOTE:

I did not verify hangers to the framing members for the skylight tunnel in the attic (obstructed). Trimmers and headers for skylights should be doubled when the span of the header exceeds 4' feet, and header rafters are more than 6' feet in length should be supported by hangers.

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Date: June 21, 2011

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER TYPE &

CONDITION:

Metal. The installed rain gutters appeared serviceable.

DOWNSPOUT CONDITION:

Install downspout extensions (if applicable) for proper drainage control of the roof run-off water.

ELECTRICAL

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.

MAIN BREAKER AMPERAGE

RATING:

100 amps.

MAIN PANEL AMPERAGE

CAPACITY RATING:

Not verified.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Unable to determine type. The main entrance cables 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:

Right rear.

MAIN PANEL CONDITIONS:

The circuit breakers were not labeled. Have the panel properly labeled upon occupying the house (as all circuit breakers need to be clearly identified).

There were bushes obstructing the front of the main panel box, there should be at 36" inches of clearance to the front of the panel. Recommend trim back the bushes.

The panel cabinet/box was not properly fastened to the exterior stucco wall. Correction is recommended, for safety.



INTERIOR AND EXTERIOR WIRING:

OUTLETS:

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

GFCI OUTLETS:

The electrical outlets in the garage, and at the exterior of the house, were not GFCI (Ground Fault Circuit Interrupter) protected outlets. An upgrade (for safety) would be to have this corrected, as GFCI type electrical outlets are designed to prevent electrical shock. GFCI outlets should be tested monthly to insure a proper response.

An upgrade (for safety) is to install (AFCI's) 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.

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 general condition appeared serviceable.

EXTERIOR WIRING:

GFCI OUTLETS:

GFCI did not respond to test in the following location(s): Behind the family room area. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Correction is recommended, for safety.

HEATING & AIR CONDITIONING

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 preformed 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:

LOCATION:

Closet.

SYSTEM TYPE:

Gas fired forced air system.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

66,000 BTU's.

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

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 attached ASHI standards). It is recommended to consult with a licensed heating contractor or PG & E for a full inspection of the unit.

COMBUSTION AIR:

Appeared serviceable.

VENTING:

The visible sections of the exhaust flue pipe appeared serviceable.

AIR FILTERS:

It is recommended to 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.

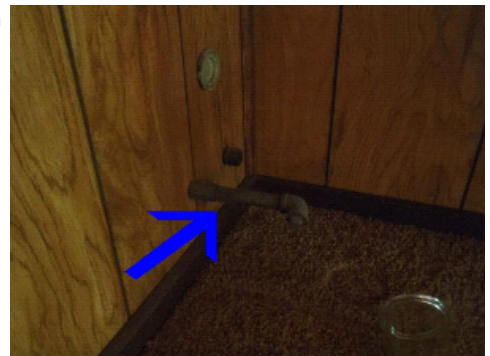
NORMAL CONTROLS:

Appeared serviceable.

HEATING NOTES:

There was no heat source provided for the family room area. 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.

There is an old gas line that sticks-out of the wall (approx. 8"-10" inches) in the family room, behind the half bath (may be for a prior free standing heater). Recommend having this corrected, for safety.



The flexible gas line penetrated through the furnace's cabinet wall. An upgrade would be to install a rigid metal pipe to the control valve. If the gas line inadvertently is in contact with the metal housing and there is vibration to the unit this may cause damage to the flexline.



DISTRIBUTION TYPE:
Ducts and registers.

CONDITION OF DUCTS:

General condition appeared serviceable with the exception of the following: The insulated sections of the warm air ducts/boots may contain asbestos. However, no friable material was observed. You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

RETURN AIR REGISTER:

The general condition appeared serviceable with the exception of the following: Due to the location of the cold air return the furnace closet door needs to be fully weather stripped and airtight when closed.

CONDITION OF REGISTERS:
Appeared serviceable.

AIR CONDITIONING:

TYPE:
Central, forced-air.

POWER SOURCE:
220 Volt electric.

AIR CONDITIONER SYSTEM
CONDITION:

The air conditioner equipment was tested and responded normally to the controls. The cool air temperatures appeared to be in the normal ranges. However, no temperature testing was performed.

The A/C condenser unit was not anchored to the pad (this may not have been required at the time of installation). An upgrade (for safety) is to have the units secured.

PLUMBING

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:

Front of house.

CONDITION:

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

WATER PRESSURE:

Appeared serviceable. The water pressure tested at approximately 70 PSI, which is considered normal (adequate and safe) water pressure.



WATER SUPPLY PLUMBING:

MATERIAL:

Galvanized steel.

CONDITION:

Water was run through the pipes to test for functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: There was corrosion observed to a section of the galvanized piping below the laundry room area. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time and will likely need to be replaced in the future. Recommend further evaluation by a licensed plumber and to perform repairs as needed.



DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:

Cast iron, Galvanized steel and some ABS plastic, where visible.

CONDITION:

Water was run through the drain piping to test functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: There is a temporary plug for the clean-out below the kitchen window area. Recommend correction.



NOTE:

Older cast-iron drain piping is susceptible to leaks and restrictions of flow and may need to be replaced in the future. If further information is needed, consult with a licensed plumber.

HOSE FAUCETS:

CONDITION:

No anti-siphon valves were installed on the exterior water faucets. Although these valves may not have been standard at the time of original construction, they are standard today. An upgrade would be to install these type of valves to the water faucets, to prevent the domestic water supply from possibly becoming contaminated.

FUEL SYSTEM & SHUT OFF LOCATION:

LOCATION:

Front right.

CONDITION:

General condition appeared serviceable with the exception of the following: System appeared serviceable. However, I 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 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:

LOCATION:
Laundry room.

TYPE:
Natural gas-fired.

SIZE:
40 Gallons.

CONDITION:

The water heater was not properly seismically strapped. 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 (California Health & Safety Code 19211). 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 are necessary for larger tanks). Each strap needs to be secured with 3" X 1/4" lag bolts.

The water shut-off valve atop the water heater tank is frozen. Recommend correction in the event of an emergency and the water needs to be turned off.

There was no visible sediment trap installed at the gas connection for the water heater tank. An upgrade would be to have this corrected. A sediment trap is designed to prevent any debris in the gas line before it reaches the gas control for the appliance. The sediment trap should be installed on the gas line as close to the inlet of the equipment as practical.

VENTING:

The general condition appeared serviceable with the exception of the following:
The flue pipe for the water heater was not properly fastened to the draft hood atop the unit. Correction is recommended.



COMBUSTION AIR:
Appeared serviceable.

CLOSET CONDITION:

There was water damage to the sheetrock ceiling above the water heater (may be from an prior roof leak). Recommend correction.



The water heater closet door rubbed on the door jamb. Recommend correction for proper operation and safety.

KITCHEN - APPLIANCES

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:

The general condition appeared serviceable with the exception of the following: Chips were noted to the finish of the sink. Recommend monitoring, at this time.

KITCHEN SINK PLUMBING:

CONDITION:

There was leakage observed from the drain line (tail piece/P-trap connection) below the kitchen sink area. Correction recommended, to prevent possible damage from occurring.



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.

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 normally when tested.

OVEN CONDITION:

The oven responded properly to normal controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:

Ceiling fan-does not respond. It is recommended to install a listed mechanical ventilation exhaust system, above the stove. Consult with a qualified contractor for further evaluation and to perform repairs as needed.

ELECTRICAL:

CONDITION:

The outlet's in the kitchen were not GFCI protected outlets. I recommend installing GFCI protective outlet within 6' feet of the kitchen sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

FLOOR:

CONDITION:

Sheet linoleum. Appeared serviceable.

BATHROOMS

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.

HALLWAY BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

CONDITION OF SINK

PLUMBING:

The drain stopper for the sink was inoperable. It is recommended to have this corrected, for proper operation and to prevent possible debris from clogging the drain line.

There was leakage observed from the sink's faucet (valve stem). In addition, the faucet (hot side) was inoperable. It is recommended to repair or replace the faucet, for proper operation and to prevent possible water damage from occurring in this area.

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

Appeared serviceable.

CONDITION OF TOILET:

The toilet responded normally when tested and was serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

The drain stopper was inoperable. It is recommended to have this corrected, for proper operation and to prevent possible debris from clogging the drain line.

TUB/SHOWER CONDITION:

The general condition appeared serviceable.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM MAINTENANCE:

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

VENTILATION:

The ventilation fan appeared serviceable and responded properly when tested.

ELECTRICAL:

No visible outlet was installed. I recommend installing a GFCI protective outlet, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

1/2 BATHROOM:

CONDITION OF SINK:

Appeared serviceable. However, surface cracks were noted. Recommend monitoring.

CONDITION OF SINK

PLUMBING:

The sink drained slower than normal (P-trap may be clogged). Correction is recommended, for proper operation.

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

The cabinet/count-top are loose. Recommend correction, for safety.

CONDITION OF TOILET:

The toilet responded normally when tested and was serviceable.

VENTILATION:

The window in the bathroom operated properly when tested.

ELECTRICAL:

The electrical outlet was a GFCI (Ground Fault Circuit Interrupter) protected outlet and responded properly when tested. GFCI type electrical outlets are designed to prevent electrical shock. GFCI outlets should be tested monthly to insure a proper response.

FLOOR:

Tile. Appeared serviceable.

LAUNDRY

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 dyers 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:

LOCATION:

Washing machine in hall, adjacent half bathroom and dryer is in the garage.

WIRING:

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

PLUMBING:

The plumbing appeared to be serviceable.

CLOTHES DRYER

DISCHARGE DUCT:

Appeared serviceable.

VENTILATION:

The fan in the laundry area was noisy when in operation. We recommend repair or replacement.

INTERIOR

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. The interior doors overall appeared serviceable and responded properly when tested.

CLOSET DOORS:

CONDITION:

Appeared serviceable.

POCKET DOORS:

CONDITION:

Appeared serviceable.

SLIDING GLASS DOOR(S):

LOCATION:

Family room.

CONDITION:

The sliding glass door was inspected and tested and appeared to be in serviceable condition.

WINDOWS:

TYPE:

Single pane. Dual Pane.

The single pane windows overall appeared in good condition. However, 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 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.

WINDOWS IN NEED OF

ADJUSTMENT:

A few of the bedroom windows were in need of adjustment. Correction recommended for proper operation and safety.

BEDROOM WINDOW

EGRESS:

The bedroom windows do not meet current egress standards (was acceptable practise at the time of construction). Escape or rescue windows need to have a minimum net clearance area of 5.0 square feet. The minimum operable height should be at least 24" inches and the minimum net clear operable width should be 20" inches. When windows are provided as a means of escape or rescue, they should have a finished sill height not more than 44 " inches from the floor.

WALLS:

MATERIAL & CONDITION:

Drywall with wood framing and panel walls in family room, General condition appeared serviceable. However, stored items and or home furnishings prevented a full inspection.

CEILINGS:

TYPE & CONDITION:

Drywall, Wood/open beam (family room, addition). General condition appeared serviceable.

DAMAGED / STAINS

CEILINGS:

There were old water stains observed to the wooden ceiling in the family room (may be from a prior roof leak, verify with the sellers). However, no visible damage was noted. If further information is needed, consult with the appropriate licensed contractor.

FLOORS:

TYPE AND CONDITION:

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

There was sloping/crowning to areas of the interior floor, primarily in the family room (addition). 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.

There were scuff marks observed to sections of the hardwood flooring in the bedroom areas. Consult with a licensed flooring contractor for further evaluation and to perform repairs as needed.

TILE FLOOR CONDITION:

There was damage to one of the floor tiles in the front entry area. Correction is recommended.

CARPET CONDITION:

Appeared serviceable with indications of normal wear.

OTHER OBSERVATIONS:

Caution needs to be exercised in the laundry room between the half bathroom, as the floor elevation changes. In addition, there is a 1" inch +/- difference of floor elevation from the family room to the laundry area. Correction is recommend, as this may create a potential tripping hazard.

SMOKE DETECTORS:

COMMENTS:

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 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. We recommend the installation of a carbon monoxide detector for safety enhancement.

LIVING ROOM FIREPLACE:

LOCATION:

Living room.

TYPE:

Masonry brick, wood burning.

CONDITION:

The general condition appeared serviceable with the exception of the following: There were some mortar voids (at joint) above the firebox. In addition, there was evidence of creosote buildup inside of the fireplace. It is recommended to have this cleaned. Consult with a qualified chimney contractor for further evaluation and to perform repairs as needed.

DOOR / SCREEN

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

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Appeared serviceable.

HEARTH CONDITION:

Appeared serviceable.

FAMILY ROOM FIREPLACE

LOCATION:

Open firebox from living room.

TYPE:

Masonry brick, wood burning.

CONDITION:

The fireplace appeared serviceable.

DOOR / SCREEN

CONDITION:

A metal spark screen should be installed across the fireplace opening for safety.

GARAGE

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. Two car parking bays.

FLOOR:

CONDITION:
Common cracks were noted on the concrete slab floor of the garage. However, there was a larger crack to the slab, adjacent to the side door (may be from prior settlement). In addition, there was 1/4" inch vertical crack to the interior face of the stemwall (garage-to-house wall) in this area. These conditions do not appear to have any adverse effect at this time. If further detailed information is needed consult with the appropriate licensed contractor for further evaluation and possible repairs.

WALLS/CEILING:

WALL CONDITION:
Appeared serviceable where visible.

CEILING CONDITION:
Appeared serviceable where visible.

VISIBLE GARAGE FRAMING:

CONDITION:
Appeared serviceable.

VEHICLE DOOR(S):

TYPE AND CONDITION:
Roll-up type. Appeared serviceable.

*AUTOMATIC OPENER
CONDITION:*

The roll-up garage door did not reverse direction when pressure was applied. An upgrade would be to install a door opener to the garage door, that is equipped with an automatic safety reverse mechanism. In the event the garage door is blocked, it is designed to reverse directions to prevent possible injury from occurring.

DOOR TO LIVING SPACE:

CONDITION:
Caution needs to be exercised when entering the garage, as the garage-to-house door swings over the landing. An upgrade (for safety) is to have this corrected. A door may open at a landing that is not more than 7 3/4" inches lower than the floor, provided the door does not swing over the landing.

The garage-to-house door is not fire rated. 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:
Appeared serviceable.

GARAGE ELECTRICAL:

CONDITION:
There was unprotected electrical wiring in the garage. 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

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.

CONDITION:

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

ROOF FRAMING TYPE, SIZE

& CONDITION:

2"x4" wood rafters, 2"x4", 2"x6" wood joist. General condition appeared serviceable with the exception of the following: There was deflection to some of the roof rafters above the living room area. However, this condition does not appear to have any adverse effect at this time. If further information is needed consult with the appropriate licensed contractor for further evaluation and possible repairs.

ROOF DECKING

(SHEATHING) TYPE &

CONDITION:

1"X 6" sheathing. Appeared serviceable.

VENTILATION:

Appeared serviceable.

INSULATION TYPE AND

CONDITION:

There was no insulation installed in the attic area. Installing insulation will significantly improve energy efficiency of the building. Although thermal insulation may not have been standard at time of original construction, it is standard today. An upgrade would be to have this corrected.

FOUNDATION - CRAWLSPACE

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 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.

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.

FOUNDATION/CRAWL SPACE:

DOOR

LOCATION/CONDITION:

Bedroom closet.

ACCESSIBILITY:

Clearance between the crawlspace soil and the floor framing was adequate.

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 detailed information is needed, consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture.

There were small fissures to areas of the soil in the sub area and this is not uncommon in former agricultural areas of Santa Clara County. This condition does not appear to have any adverse effect to any of the building components, at this time. If further detailed information is needed consult with the appropriate licensed contractor for further evaluation.

FOUNDATION - TYPE:

Poured concrete perimeter stemwall system with interior wooden post/girders and poured concrete slab on grade - Family room.

FOUNDATION CONDITION:

Overall the foundation appeared in good condition. There were some small (1/8"inch) vertical cracks noted (typical in this area), but no visible evidence of any unusual settlement or damage.

The foundation for the family room was a poured concrete slab on grade system and there was no visible damage. However, there was sloping/crowning to the center portion of the interior flooring. This condition does not appear to have any adverse effect at this time. If further information is needed, consult with the appropriate licensed contractor for further evaluation and possible repairs.

FOUNDATION BOLTS /

BRACING:

Bolts were installed at the perimeter foundation.

Bolts or other anchors were not determined due to the type of construction - Family room.

VENTILATION:

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

GIRDER CONDITION:

Wood 4"x6". Appeared serviceable.

SUB-FLOOR TYPE AND

CONDITION:

Tongue and Groove. Appeared serviceable where visible.

INSULATION CONDITION:

No insulation was installed on the sub-floor below the home. Although it may not have been a requirement to have insulation

on the sub-floor at the time the house was built, we recommend upgrading for better heat retention.

MUD SILL CONDITION:

Appeared serviceable where visible.

POST/PIER CONDITION:

Wood 4"x6". Appeared serviceable.

OTHER OBSERVATIONS:

There old water stains to the sub floor below the hall bathroom and water heater closet. In addition, there was debris in the sub area, at various locations. recommend having the debris removed (See the structural pest control report for further recommendations and repairs).

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

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Inspection Report Summary

Address: 678 San Miguel Avenue

Date: 06/21/2011

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 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

FRONT PORCH:

CONDITION:

1. Caution needs to be exercised when using the steps to the porch, as the riser height for the steps is non standard. 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.
2. Due to the difference of elevation, caution needs to be exercised around the porch on the front right side. An upgrade (for safety) would be to install a protective guardrail in this area.

EXTERIOR

LIVING/FAMILY ROOM FIREPLACE CHIMNEY:

SPARK ARRESTER/CAP CONDITION:

3. No spark screen or weather cap was installed. For (fire safety) we recommend installing a listed spark arrester/cap.

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ELECTRICAL

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS:

4. The circuit breakers were not labeled. Have the panel properly labeled upon occupying the house (as all circuit breakers need to be clearly identified).
5. The panel cabinet/box was not properly fastened to the exterior stucco wall. Correction is recommended, for safety.

INTERIOR AND EXTERIOR WIRING:

GFCI OUTLETS:

6. The electrical outlets in the garage, and at the exterior of the house, were not GFCI (Ground Fault Circuit Interrupter) protected outlets. An upgrade (for safety) would be to have this corrected, as GFCI type electrical outlets are designed to prevent electrical shock. GFCI outlets should be tested monthly to insure a proper response.

7. An upgrade (for safety) is to install (AFCI's) 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.

EXTERIOR WIRING:

GFCI OUTLETS:

8. GFCI did not respond to test in the following location(s): Behind the family room area. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Correction is recommended, fro safety.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

9. There is an old gas line that sticks-out of the wall (approx. 8"-10" inches) in the family room, behind the half bath (may be for a prior free standing heater). Recommend having this corrected, for safety.

CONDITION OF DUCTS:

10. General condition appeared serviceable with the exception of the following: The insulated sections of the warm air ducts/boots may contain asbestos. However, no friable material was observed. You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

AIR CONDITIONING:

11. The A/C condenser unit was not anchored to the pad (this may not have been required at the time of installation). An upgrade (for safety) is to have the units secured.

PLUMBING

HOSE FAUCETS:

CONDITION:

12. No anti-siphon valves were installed on the exterior water faucets. Although these valves may not have been standard at the time of original construction, they are standard today. An

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upgrade would be to install these type of valves to the water faucets, to prevent the domestic water supply from possibly becoming contaminated.

FUEL SYSTEM & SHUT OFF LOCATION:

CONDITION:

13. General condition appeared serviceable with the exception of the following: System appeared serviceable. However, I 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:

CONDITION:

14. The water heater was not properly seismically strapped. 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 (California Health & Safety Code 19211). 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 are necessary for larger tanks). Each strap needs to be secured with 3" X 1/4" lag bolts.

15. There was no visible sediment trap installed at the gas connection for the water heater tank. An upgrade would be to have this corrected. A sediment trap is designed to prevent any debris in the gas line before it reaches the gas control for the appliance. The sediment trap should be installed on the gas line as close to the inlet of the equipment as practical.

VENTING:

16. The general condition appeared serviceable with the exception of the following: The flue pipe for the water heater was not properly fastened to the draft hood atop the unit. Correction is recommended.

17. The water heater closet door rubbed on the door jamb. Recommend correction for proper operation and safety.

KITCHEN - APPLIANCES

ELECTRICAL:

CONDITION:

18. The outlet's in the kitchen were not GFCI protected outlets. I recommend installing GFCI protective outlet within 6' feet of the kitchen sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

BATHROOMS

HALLWAY BATHROOM:

ELECTRICAL:

19. No visible outlet was installed. I recommend installing a GFCI protective outlet, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

1/2 BATHROOM:

CABINET - DRAWER CONDITION:

20. The cabinet/count-top are loose. Recommend correction, for safety.

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INTERIOR

WINDOWS:

WINDOWS IN NEED OF ADJUSTMENT:

21. A few of the bedroom windows were in need of adjustment. Correction recommended for proper operation and safety.

BEDROOM WINDOW EGRESS:

22. The bedroom windows do not meet current egress standards (was acceptable practise at the time of construction). Escape or rescue windows need to have a minimum net clearance area of 5.0 square feet. The minimum operable height should be at least 24" inches and the minimum net clear operable width should be 20" inches. When windows are provided as a means of escape or rescue, they should have a finished sill height not more than 44 " inches from the floor.

CEILINGS:

TYPE & CONDITION:

23. Drywall, Wood/open beam (family room, addition). General condition appeared serviceable.

FLOORS:

OTHER OBSERVATIONS:

24. Caution needs to be exercised in the laundry room between the half bathroom, as the floor elevation changes. In addition, there is a 1" inch +/- difference of floor elevation from the family room to the laundry area. Correction is recommend, as this may create a potential tripping hazard.

SMOKE DETECTORS:

COMMENTS:

25. 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 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. We recommend the installation of a carbon monoxide detector for safety enhancement.

LIVING ROOM FIREPLACE:

CONDITION:

27. The general condition appeared serviceable with the exception of the following: There were some mortar voids (at joint) above the firebox. In addition, there was evidence of creosote buildup inside of the fireplace. It is recommended to have this cleaned. Consult with a qualified chimney contractor for further evaluation and to perform repairs as needed.

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FAMILY ROOM FIREPLACE

DOOR / SCREEN CONDITION:

28. A metal spark screen should be installed across the fireplace opening for safety.

GARAGE

VEHICLE DOOR(S):

AUTOMATIC OPENER CONDITION:

29. The roll-up garage door did not reverse direction when pressure was applied. An upgrade would be to install a door opener to the garage door, that is equipped with an automatic safety reverse mechanism. In the event the garage door is blocked, it is designed to reverse directions to prevent possible injury from occurring.

DOOR TO LIVING SPACE:

CONDITION:

30. Caution needs to be exercised when entering the garage, as the garage-to-house door swings over the landing. An upgrade (for safety) is to have this corrected. A door may open at a landing that is not more than 7 3/4" inches lower than the floor, provided the door does not swing over the landing.

31. The garage-to-house door is not fire rated. 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 ELECTRICAL:

CONDITION:

32. There was unprotected electrical wiring in the garage. 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.

EXTERIOR

LIVING/FAMILY ROOM FIREPLACE CHIMNEY:

CONDITION:

1. A pressure-test was performed to the masonry chimney and there was no evidence of movement at the time of the inspection. However, the height of the chimney appeared lower than current industry standards (may have been acceptable practise at the time of construction). Chimneys should extend at least 2' feet higher than any portion of the house within 10' feet, and should not be less than 3' feet above the point where the chimney passes through the roof. In addition, the top portion of the clay flue is cracked. Consult with a licensed masonry contractor for further evaluation and to determine the extent of repairs.

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ROOF SYSTEM

FLASHINGS:

ROOF TO WALL:

2. General condition of the visible sections appeared serviceable with the exception of the following: A section of the wall-to-roof flashing needs to be refastened.

PLUMBING/VENT:

3. It is recommended to-seal the plumbing vents which penetrate the roof jacks, to prevent possible moisture intrusion.

ELECTRICAL

ELECTRICAL MAIN PANEL:

4. There were bushes obstructing the front of the main panel box, there should be at 36" inches of clearance to the front of the panel. Recommend trim back the bushes.

PLUMBING

WATER SUPPLY PLUMBING:

CONDITION:

5. Water was run through the pipes to test for functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: There was corrosion observed to a section of the galvanized piping below the laundry room area. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time and will likely need to be replaced in the future. Recommend further evaluation by a licensed plumber and to perform repairs as needed.

WATER HEATER:

6. The water shut-off valve atop the water heater tank is frozen. Recommend correction in the event of an emergency and the water needs to be turned off.

KITCHEN - APPLIANCES

KITCHEN SINK PLUMBING:

CONDITION:

7. There was leakage observed form the drain line (tail piece/P-trap connection) below the kitchen sink area. Correction recommended, to prevent possible damage from occurring.

8. 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.

BATHROOMS

HALLWAY BATHROOM:

CONDITION OF SINK PLUMBING:

9. The drain stopper for the sink was inoperable. It is recommended to have this corrected, for proper operation and to prevent possible debris from clogging the drain line.

10. There was leakage observed from the sink's faucet (valve stem). In addition, the faucet (

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hot side) was inoperable. It is recommended to repair or replace the faucet, for proper operation and to prevent possible water damage from occurring in this area.

1/2 BATHROOM:

CONDITION OF SINK PLUMBING:

11. The sink drained slower than normal (P-trap may be clogged). Correction is recommended, for proper operation.

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.

GROUNDS

GRADING AND DRAINAGE:

SITE CONDITIONS:

1. There was a faulty grade observed around the right rear side of the house. We recommend re-grading the soil, to prevent water from ponding in this area. The soil should be at least 6" inches below the sill plate and the grade should slope at least 1/4 " inch per foot away from the house.

DRIVEWAY:

CONDITION:

2. Overall in good condition. However, as routine maintenance it is recommended to fill any cracks in the driveway to seal them from moisture and to help protect the installations from possible damage.

SIDEWALKS:

3. There is a negative slope to the front concrete walk, adjacent to the garage. This may allow water to pond in this area.

REAR PATIO:

CONDITION:

4. The general condition appeared serviceable at the time of inspection with the exception of the following: I recommend sealing the 1" inch +/- gap between the concrete patio and stucco wall, adjacent to the family room sliding glass door.

EXTERIOR

WALLS:

STUCCO CONDITION:

5. Overall appeared serviceable. However, there were some small cracks to the stucco (especially around the door and window openings), and these appear typical of shrinkage cracks common to stucco construction. As routine maintenance, it is recommended to seal any stucco cracks, to prevent possible moisture intrusion from occurring.

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TRIM:

EAVE CONDITION:

6. General condition appeared serviceable with the exception of the following: There were areas of deterioration to a section of the roof eaves around the right rear of the house (See the structural pest report for further information and possible repairs).

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

7. Overall appears in good condition. However, it is recommended to have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance as needed.

SKYLIGHTS:

CONDITION:

8. There was a slight degree of deflection to the ceiling joist around the skylight opening above the living room. However, this condition does not appear to have any adverse effect at this time. If further information is needed consult with the appropriate licensed contractor for further evaluation and possible repairs.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

AIR FILTERS:

9. It is recommended to 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.

RETURN AIR REGISTER:

10. The general condition appeared serviceable with the exception of the following: Due to the location of the cold air return the furnace closet door needs to be fully weather stripped and airtight when closed.

PLUMBING

WATER SUPPLY PLUMBING:

11.

DRAIN LINE AND DRAIN VENT PLUMBING:

CONDITION:

12. Water was run through the drain piping to test functional flow and the piping was inspected where visible. General condition appeared serviceable with the exception of the following: There is a temporary plug for the clean-out below the kitchen window area. Recommend correction.

KITCHEN - APPLIANCES

KITCHEN SINK:

CONDITION:

13. The general condition appeared serviceable with the exception of the following: Chips were noted to the finish of the sink. Recommend monitoring, at this time.

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VENTILATION:

TYPE AND CONDITION:

14. Ceiling fan-does not respond. It is recommended to install a listed mechanical ventilation exhaust system, above the stove. Consult with a qualified contractor for further evaluation and to perform repairs as needed.

BATHROOMS

HALLWAY BATHROOM:

BATHROOM MAINTENANCE:

15. Caulking around the tub/shower (especially at the floor line) needs to be examined periodically and renewed at the first signs of failure to help avoid possible water damage. Any grout voids (at the joints) in tile should also be corrected to help avoid possible water damage.

LAUNDRY

LAUNDRY:

VENTILATION:

16. The fan in the laundry area was noisy when in operation. We recommend repair or replacement.

INTERIOR

WINDOWS:

17. The single pane windows overall appeared in good condition. However, single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency

CEILINGS:

DAMAGED / STAINS CEILINGS:

18. There were old water stains observed to the wooden ceiling in the family room (may be from a prior roof leak, verify with the sellers). However, no visible damage was noted. If further information is needed, consult with the appropriate licensed contractor.

FLOORS:

19. There was sloping/crowning to areas of the interior floor, primarily in the family room (addition). 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.

20. There were scuff marks observed to sections of the hardwood flooring in the bedroom areas. Consult with a licensed flooring contractor for further evaluation and to perform repairs as needed.

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TILE FLOOR CONDITION:

21. There was damage to one of the floor tiles in the front entry area. Correction is recommended.

ATTIC

ATTIC AND INSULATION:

ROOF FRAMING TYPE, SIZE & CONDITION:

22. 2"x4" wood rafters, 2"x4", 2"x6" wood joist. General condition appeared serviceable with the exception of the following: There was deflection to some of the roof rafters above the living room area. However, this condition does not appear to have any adverse effect at this time. If further information is needed consult with the appropriate licensed contractor for further evaluation and possible repairs.

INSULATION TYPE AND CONDITION:

23. There was no insulation installed in the attic area. Installing insulation will significantly improve energy efficiency of the building. Although thermal insulation may not have been standard at time of original construction, it is standard today. An upgrade would be to have this corrected.

FOUNDATION - CRAWLSPACE

FOUNDATION/CRAWL SPACE:

INSULATION CONDITION:

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

OTHER OBSERVATIONS:

25. There old water stains to the sub floor below the hall bathroom and water heater closet. In addition, there was debris in the sub area, at various locations. 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: Standford & Florence Wittmayer Address: 678 San Miguel Avenue, Santa Clara Report #0003252

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: 678 San Miguel Avenue, Santa Clara Report # 0003252 INSPECTION FEE TOTAL: \$500

Client(s): Standford & Florenc Wittmayer

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: _____ DATE: _____