



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

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475 Saratoga Avenue
Santa Clara CA 95050
Prepared for: Rena Salomon
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:

Rena Salomon.

INSPECTION SITE:

475 Saratoga Avenue, Santa Clara CA 95050.

REPORT #:

0003291.

DATE & TIME OF

INSPECTION:

08/31/2011 01:30 PM.

INSPECTOR(S):

Troy Harrison.

OFFICE:

Gillmor & Associates.

AGENT:

Lisa Gillmor 408 246-5020.

CLIMATIC CONDITIONS:

WEATHER:

Sunny.

EXTERIOR SITE SOIL

CONDITIONS:

Dry.

APPROXIMATE OUTSIDE

TEMPERATURE:

75-80 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

Occupied.

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:

520.00 (Home/Roof Inspection Fee).

PAID BY:

Check #12029. 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:

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

DRIVEWAY:

TYPE:

Concrete.

CONDITION:

Appeared serviceable. 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:

Appeared serviceable.

WALKWAYS:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

RETAINING WALLS AND HILLSIDES:

The inspection of retaining walls is outside of the scope of our inspection. We recommend that any retaining walls higher than 4' feet be inspected by an engineer to determine if they are properly sized and free from defects. The seller of the home may have information regarding retaining wall engineering. If the client has any questions or concerns regarding retaining walls, we recommend consulting with a licensed contractor/engineer specializing in retaining wall construction. Any information on retaining walls provided in this inspection is provided as a courtesy.

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 (See attached ASHI standards). 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.

TYPE:
Wood.

CONDITION:
There was damage to several of the fence post around the rear of the house. Recommend correction.

REAR DECK:

TYPE:
Wood framing with wood deck planks and wood railing.

CONDITION:
There were areas of damage (deterioration) on the deck planks. Repair or replacement is recommended (See the structural pest report for further information and repairs).

The loose decking boards should be secured, for safety.

NOTE:
The underfloor framing below the deck was not examined (inaccessible).

RAILINGS:
Caution needs to be exercised around the guardrail for the deck, as a section of the railing is missing. For safety, correction is recommended. In addition the openings between the intermediate balusters exceed current standards (which is 4" inches) this newer standard is to prevent the possibility of small children from being injured. Stairways, raised floors, balconies and porches should have intermediate rails or ornamental closures that do not allow the passage of a sphere 4" inches in diameter.

REAR PATIO:

TYPE:
Concrete. Brick. Tile.

CONDITION:
Appeared serviceable.

FRONT PORCH:

TYPE:
Concrete.

CONDITION:
Appeared serviceable.

REAR PORCH/LANDINGS:

TYPE:
Concrete/tile.

CONDITION:
General condition appeared serviceable with the exception of the following: There were some chipped and loose face tiles to the step/landing. For safety, correction is recommended.



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:

The general condition appeared serviceable at the time of the inspection with the exception of the following: There were some small (less than 1/8 inch) cracks noted to the stucco, common to stucco and wood framing construction, and these cracks generally are not an indication of any structural deficiency. However, we recommend sealing the small cracks to the stucco with a flexible caulking material (especially above the door and window openings) to prevent possible moisture intrusion.

TRIM:

MATERIAL:
Wood.

TRIM CONDITION:

General condition appeared serviceable with the exception of the following: There was damage to the trim piece above the french door (See the structural pest report for further information and repairs.

There were gaps observed at the joints to the trim and between the stucco wall around the exterior doors/windows at the rear of the house. Recommend correction to prevent possible moisture intrusion.



EAVE/RAFTER TAIL

CONDITION:

The roof eaves appeared serviceable.

FACIA/BARGE RAFTER

CONDITION:

Appeared serviceable.

EXTERIOR LANDINGS:

TYPE:

Concrete.

CONDITION:

The concrete landings for the exterior rear french doors are undersized (may have been acceptable practise at the time of construction). An upgrade (for safety) would be to have this corrected. Regardless of the occupant load served, landings shall have a width not less than the width of the door or stairway served. In addition, landings should have a minimum dimension of 36" inches measured in the direction of travel.

WINDOWS EXTERIOR:

CONDITION:

The exterior surfaces of the windows appeared serviceable.

LIVING ROOM FIREPLACE CHIMNEY:

LOCATION:
Above the living room fireplace.

MATERIAL:
Masonry.

CONDITION:
A pressure-tested was performed to the masonry chimney and there was no evidence of movement at the time of the inspection. However, the inspection of the chimney is not a warranty or guarantee that chimney is properly constructed. A complete inspection of the chimney by a qualified licensed chimney contractor is recommended prior to the sale or purchase of the property.

SCREEN/WEATHER CAP

CONDITION:
No spark screen or weather cap was present. This is a fire/safety hazard. We recommend installing a listed spark arrester/cap to all chimneys that burn solid fuel.



FAMILY ROOM FIREPLACE CHIMNEY:

LOCATION:
Above the family room fireplace.

MATERIAL:
Wood framed stucco covered.

CONDITION:
Overall appeared in good condition. However, 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 constructed. A complete inspection of the chimney by a qualified licensed chimney contractor is recommended prior to the sale or purchase of the property.

SCREEN/WEATHER CAP

CONDITION:
A spark screen and weather cap were installed. Appeared serviceable.

EXTERIOR WALLS INSULATION:

TYPE AND CONDITION:
Thermal insulation inside the cells of the exterior walls 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

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:

Wood Shake.

HOW INSPECTION WAS PERFORMED:

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

ROOF COVERING STATUS:

The roof covering overall appears in good condition. However, there were some areas of exposed roofing felt. Correction is recommended. Have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance and repairs as needed.

FLASHINGS:

TYPE:

Metal.

CONDITION:

Appeared serviceable in general where visible.

CHIMNEY:

The visible sections of the flashings appeared serviceable.

PLUMBING/VENT:

We recommend re-sealing the plumbing vents which penetrate the roof jacks, to prevent possible moisture intrusion.



VENT CAPS:

CONDITION:

Appeared serviceable.

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER TYPE &

CONDITION:

Metal. The installed rain gutters appeared serviceable.

DOWNSPOUT CONDITION:

Appeared serviceable.

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

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. Appeared serviceable where visible.

MAIN BREAKER AMPERAGE

RATING:

200 amps.

MAIN PANEL AMPERAGE

CAPACITY RATING:

200 amps.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Not verified.

BRANCH WIRING TYPE:

Copper at 120 and 240 volt circuits.

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF

LOCATION:

Right rear.

MAIN PANEL CONDITIONS:

General condition appeared serviceable with the exception of the following: There was a missing bushing for the knock-out opening in the panel. For safety, correction is recommended.



INTERIOR WIRING:

WIRING NOTES:

There was an uncovered junction box in the rear bedroom adjacent to the exterior french doors. We recommend installing a protective cover plate, for safety. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.



OUTLETS:

A representative number of wall outlets were tested and the outlets tested overall appeared serviceable. However, stored items and or home furnishings prevented access and testing at some of the wall outlets and switches.

There were no protective coveplates installed for some of the wall outlets within the house at various locations. For safety, correction is recommended. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.

The electrical outlets in the bedrooms were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they are required by current standards. An upgrade (for safety) is to install (AFCIs) Arc-Fault Circuit interrupters, 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, in the garage, at the exterior of the house, 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.

*ELECTIRCAL OUTLET AND
LIGHT SWITCH*

COVER-PLATES:

There were missing coverplates for some of the wall outlets in the bedrooms and dining room area. We recommend installing protective coverplates to the outlets. For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or possible mechanical damage from occurring.

DAMAGED OUTLETS:

There is a ground prong stuck in the wall outlet, located in the dining room. (north elevation), For safety, correction is recommended.

LIGHTS:

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

SWITCHES:

A representative sample of the light switches were tested and were inspected for defects. The light switches that were tested responded properly when tested and overall were in serviceable condition.

EXTERIOR WIRING:

OUTLET CONDITIONS:

A representative sampling of outlets were tested. As a whole they appeared to be in serviceable condition.

GFCI OUTLETS:

The exterior GFCI outlet around the back of the house adjacent to the hose bibb did not respond properly when tested. For safety, correction is recommended for proper operation as this type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault.

OUTLET COVERS:

A representative sampling of outlets were tested. As a whole they appeared to be in serviceable condition.

LIGHT CONDITION:

A representative sampling of switches and lights were tested. General condition appeared serviceable with the exception of the following item(s): We recommend sealing the gaps around the exterior light fixtures to prevent possible moisture intrusion.

SWITCHES:

A representative sampling of switches and lights were tested. As a whole they appeared to be in serviceable condition.

ATTIC AND CRAWLSPACE WIRING:

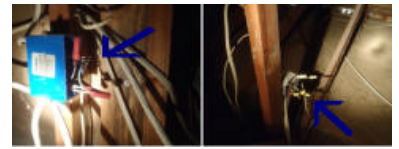
ATTIC WIRING NOTES:

There was loose electrical wiring in the attic at several locations. Correction is recommended. The wiring should be properly fastened, at intervals not exceeding 4 1/2 feet and within 12" inches of a box or listed fitting.

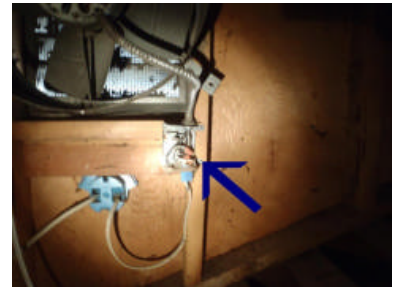
There was an unsafe electrical wiring method (running splice) observed in the attic area, located above the living room. Correction is recommended, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.



There were several uncovered junction boxes in the attic area. We recommend installing protective cover plates, for safety.



There was uncovered junction box in the attic, below the gable end fan. We recommend installing protective cover plates, for safety.



CRAWLSPACE WIRING

NOTES:

There was an uncovered junction box in the sub area, located below kitchen area. Correction is recommended, for safety



SUB-PANEL 1:

LOCATION:

Garage.

CONDITION:

There are wood chips/debris inside the sub panel box. This is a potential safety hazard. Correction is recommended.

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 was an open knock-out in the sub panel. For safety, we recommend sealing the knock-out.

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 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:

LOCATION:

Garage.

SYSTEM TYPE:

Gas fired forced air system.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

Not Verified.

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

The furnace was a gas fired forced air unit that did not respond properly to the thermostat control (delayed time for firing up). However, 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). We recommend consulting with a licensed heating contractor or PG & E for a full inspection of the unit and to determine the extent of repairs.

COMBUSTION AIR:

Appeared serviceable.

VENTING:

The furnaces flue pipe was in contact with the roof sheathing in the attic. We recommend having this corrected, for safety. There needs to be at least 1" inch of annular space between the double wall flue pipe and any combustible materials.



AIR FILTERS:

We recommend changing 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:

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. Temperature test are not performed.

DISTRIBUTION TYPE:

Ducts and registers. A precise assessment of the heat supply adequacy or distribution balance is not performed.

CONDITION OF DUCTS:

The visible sections of the ducting appeared serviceable.

RETURN AIR REGISTER:

Appeared serviceable.

CONDITION OF

REGISTERS:

Appeared serviceable where visible.

AIR CONDITIONING:

TYPE:

Central, forced-air system.

POWER SOURCE:

220 Volt electric.

EVAPORATOR COIL

CONDITION:

Appeared serviceable.

AIR CONDITIONER SYSTEM

CONDITION:

The visible and readily accessible central air-conditioning system components were inspected and the unit responded properly to the thermostat control at the time of the inspection. However, no temperature test was performed. Therefore, we recommend consulting a licensed HVAC contractor to test and inspect the A/C cooling equipment.

SUPPLY AIR

TEMPERATURE:

A precise assessment of the cooling supply adequacy or distribution balance is not performed.

CONDENSATE DRAIN

PIPING:

The condensing drain line from the evaporator is leaking and is not properly installed. Condensate overflow discharge pipes need to be installed to terminate to the exterior of the house or to an approved plumbing fixture. In addition, there was no visible trap/vent installed for the condensate line. The trap when filled with water, prevents air and odors from being drawn back into the evaporator compartment. Correction is recommended.



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-SIZE-MATERIAL:

Left rear side of the house. 3/4" inch copper.

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 60-70 PSI, which is considered normal (adequate and safe) water pressure.

WATER SUPPLY PLUMBING:

MATERIAL:

Copper where visible.

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: Sections of the copper water line in the sub area were not properly fastened to the underfloor framing. Correction is recommended, to prevent possible damage from occurring.

DRAIN LINE AND DRAIN VENT PLUMBING:

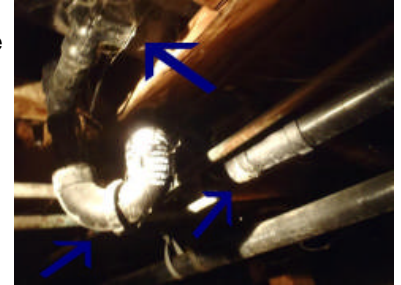
MATERIAL:

ABS type 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 was a non standard plumbing configuration (S trap) to the drain line below the master bathroom area. S-traps may lose their water seals and possibly be siphoned out during a discharge elsewhere in the stack. In addition, some of the ABS drain lines in the sub area are not properly supported to the underfloor framing. Correction is recommended. Consult with a licensed plumber for further evaluation of the plumbing system and to perform repairs as needed.

There was leakage from the drain line below the master bathroom tub/shower area. In addition, a section of the piping was cracked and the slip-nut was not fastened to the trap. Recommend correction, to prevent possible damage from occurring.



There was an open plumbing drain line in the garage (for old wash basin sink). We recommend having this repaired or removed if no longer in use, to prevent possible back flow of gases from the vent system and entering habitable space.



HOSE FAUCETS:

CONDITION:

General condition appeared serviceable with the exception of the following: No anti-siphon valves were installed on the 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 for the faucets, to prevent the potable water supply from possibly becoming contaminated.

FUEL SYSTEM & SHUT OFF LOCATION:

LOCATION:

Right rear.

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 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:

Garage.

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 as of 1/1/96 (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 water heaters). Each strap must be secured with 3" X 1/4" lag bolts.

There was no visible sediment trap installed at the gas connection for the water heater. An upgrade (for safety) 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.

PLUMBING:

The general condition appeared serviceable with the exception of the following: The shut-off valve atop the water heater is frozen. Recommend correction for proper operation and in the event of an emergency the water needs to be turned off.



There was leakage noted atop the water heater (fitting connection). Correction is recommended.



There is an uncapped gas valve below the water heater platform. This is a fire hazard. For safety, we recommend having the valve properly capped or removed.



The flexible gas connector and shut-valve are installed below the tank in front of the burner opening. For safety, correction is recommended.

The discharge pipe for the water heaters temperature pressure relief valve was not properly installed. For safe plumbing practices, correction is recommended. The discharge pipe needs to be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded.



VENTING:

The draft hood for the water heater was not properly fastened atop the unit. Correction is recommended. Draft hoods provide additional air for the combustion process of gases. If not properly installed noxious gases may be expelled into habitable space.



COMBUSTION AIR:

Appeared serviceable.

OTHER OBSERVATIONS:

There was damage to the 2"x4" plate below the water heater. Correction is recommended (See the structural pest control report for further recommendations and repairs).



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

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 sink should be re sealed around the countertop to prevent water damage from occurring.

KITCHEN SINK PLUMBING:

CONDITION:

There was leakage from the plumbing below the sink area. Correction is recommended, to prevent further water damage from occurring in this area.

COUNTERS & CABINETS

COUNTERTOP CONDITION:

Appeared serviceable.

DRAWERS AND CABINET

CONDITION:

There was water damage to the wooden cabinet/shelf below the sink area. Correction is recommended (See the structural pest control report for further recommendations and repairs).



RANGE/COOK TOP AND OVEN:

TYPE:

Electric oven and Gas-fired cooktop.

RANGE/COOKTOP

CONDITION:

The burners atop the cook-top did not respond properly when tested. For safety, correction is recommended. In addition, I did not verify the gas shut-off valve for the cook-top (verify with the sellers). Gas shut-off valves need to be installed within 3' feet of the appliance served and in a readily accessible location. Consult with an appliance repair technician for further evaluation and to perform repairs or replacement as needed.

OVEN CONDITION:

The oven responded properly to normal controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:

Ducted fan, functioned properly when tested. However, the control knobs are missing, also the cover for the fan is missing below the exhaust hood. For safety, correction is recommended.



DISHWASHER:

CONDITION:

An air gap valve was not installed between the dishwasher and garbage disposal unit. We recommend installing an air gap valve, to prevent possible back siphoning from occurring and waste water from mixing with the domestic water supply.

GARBAGE DISPOSAL:

CONDITION:

Appeared serviceable.

TRASH COMPACTOR:

CONDITION:

The trash compactor was not properly fastened and did not respond when tested. We recommend further evaluation and repair or replacement by a qualified technician.

ELECTRICAL:

GFCI protected outlets were installed within 6' feet of the sink and operated properly when tested, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

There were gaps noted between the cover plate for the wall outlets above the counter-top. An upgrade (for safety) would be to have this corrected.



FLOOR:

CONDITION:

Appeared serviceable.

OTHER OBSERVATIONS:

CONDITION:

The metal trim piece behind the cook-top unit is loose. Recommend correction, for safety.

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.

MASTER BATHROOM:

CONDITION OF SINK:

The missing drain stopper for the sink should be replaced (front right), for proper operation and to prevent debris from possibly clogging the drain line.

CONDITION OF SINK

PLUMBING:

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

COUNTER- MIRROR

CONDITION:

Appeared serviceable.

CABINET - DRAWER

CONDITION:

There was damage observed to the cabinet shelf below the sink area (front left). Correction is recommended (See the structural pest control report for further recommendations and corrective repairs).

The bottom hinge for the cabinet door (front left side) is disconnected. Recommend correction for proper operation and safety.



CONDITION OF TOILET:

The toilet responded properly when tested and was serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

There was leakage observed from the faucet (valve stem). We recommend repairing or replacing the faucet, for proper operation and to prevent possible water damage from occurring in this area.



TUB/SHOWER CONDITION:

The general condition appeared serviceable with the exception of the following: The jets for the jacuzzi tub were not tested. In addition, we did not verify if the tub motor was on GFCI protected circuit (no visible access panel). An access opening min. (12"x12") should be provided for repair or removal of the pump and to insure the motor is GFCI protected.

The escutcheon cover for the shower arm is missing. Recommend correction to prevent possible moisture intrusion from occurring.

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 voids in the grout (at the joints) in 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 GFCI wall outlet (front right) did not respond properly when tested. For safety, correction is recommended, as ground-fault interrupter devices are designed to protect against accidental shock.

FLOOR:

Appeared serviceable.

OTHER OBSERVATIONS:

There was moisture damage observed to a section of the sheetrock wall adjacent to the tub/shower (See the structural pest control report for further recommendations and repairs).

HALLWAY BATHROOM:

CONDITION OF SINK:

The missing drain stopper for the sink should be replaced, for proper operation and to prevent debris from possibly clogging the drain line.

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:

There was leakage from the shower head/arm connection in the tub/shower enclosure. Correction is recommended, to prevent possible damage from occurring.



The handle for the faucet in the shower is loose. Recommend correction.

SHOWER CONDITION:

Appeared serviceable.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM

MAINTENANCE:

Caulking around the 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 voids in the grout (at the joints) in 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 GFCI wall outlet did not respond properly when tested. For safety, correction is recommended, as ground-fault interrupter devices are designed to protect against accidental shock.

FLOOR:

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 dyer 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:

Garage.

WIRING:

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

PLUMBING:

The plumbing appeared to be serviceable.

CLOTHES DRYER

DISCHARGE DUCT:

There is damage and a missing baffle for the dryer exhaust duct on the right rear of the garage. We recommend repair or replacement for safety and to prevent unwanted pests from entering the duct.



SINK:

There was leakage observed from the faucet (for prior wash basin). We recommend repairing or replacing the faucet, for proper operation and to prevent possible water damage from occurring in this area.

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. General condition appeared serviceable with the exception of the following: The master bedroom door knob is loose, also the door knob/locking mechanism is missing from the left rear bedroom door and front middle bedroom door. In addition, the left rear bedroom door rubbed on the door jamb. Recommend correction for proper operation and safety.

CLOSET DOORS:

CONDITION:

Some of the bedroom sliding closet doors did not operate properly when tested. We recommend adjustment for proper operation and safety.

POCKET DOORS:

CONDITION:

Master bathroom. Appeared serviceable.

FRENCH DOORS:

LOCATION:

Master bedroom.

CONDITION:

The locking hardware did not properly operate should be corrected, for proper operation and safety.

FRENCH DOOR(S):

LOCATION:

Family room.

CONDITION:

Appeared serviceable.

WINDOWS:

TYPE:

Dual Pane.

CONDITION:

A representative sampling of the windows were inspected and tested for proper operation. The windows that were tested operated properly and appeared in serviceable condition. 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.

WALLS:

MATERIAL & CONDITION:

Drywall with wood framing, General condition appeared serviceable. Some minor cracks were noted (especially around the door and window openings) and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials.

CEILINGS:

TYPE & CONDITION:

Drywall. General condition appeared serviceable. Some minor cracks were noted and these appear typical of minor seasonal shifting and common of normal expansion and contraction of the building materials.

FLOORS:

TYPE AND CONDITION:

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

There was a slight degree of sloping/crowning to areas of the interior flooring. 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.

There was a hump to a section of the flooring adjacent to the passage door in the master bedroom. However, this condition does not appear to have any adverse effect. If further information is needed, consult with the appropriate licensed contractor for further evaluation and possible repairs.

TILE FLOOR CONDITION:

There were some cracked floor tiles, adjacent to the garage-to-house door. Recommend correction (See the structural pest control report for further recommendations and repairs).

WOOD FLOOR CONDITION:

There was damage to a section of the hardwood flooring in the living room area. Consult with a licensed hardwood flooring contractor to determine the extent of repairs.

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 Aug. 1992 (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:

There did not appear to be a carbon monoxide detector installed within the house. As of July 1, 2011 All single family homes and structures (owner or tenant occupied) that have fossil fuel burning appliances need to be equipped with Carbon Monoxide Detectors. We recommend the installation of a carbon monoxide detector for safety.

LIVING ROOM FIREPLACE:

LOCATION:

Living room.

TYPE:

Wood burning.

CONDITION:

There were some small cracks noted to the firebrick in the fireplace. In addition, there was evidence of creosote buildup that needs to be cleaned. The inspection of the fireplace is not a warranty or guarantee that fireplace is properly constructed. A complete inspection by a qualified licensed fireplace contractor is recommended prior to the sale or purchase of the property.

There was a piece of wood inside the flue. For safety, do not use the fireplace until removed.

DOOR / SCREEN

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable.

HEARTH CONDITION:

Appeared serviceable.

FAMILY ROOM FIREPLACE

LOCATION:

Family room.

TYPE:

Wood burning.

CONDITION:

The fireplace appeared serviceable. However, the inspection of the fireplace is not a warranty or guarantee that fireplace is properly constructed. A complete inspection by a qualified licensed fireplace contractor is recommended prior to the sale or purchase of the property.

DOOR / SCREEN

CONDITION:

Appeared serviceable.

DAMPER CONDITION:

Appeared serviceable.

HEARTH CONDITION:

Appeared serviceable.

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:

There are some large cracks/settlement to sections of the garage concrete slab (front right side). Correction is recommended. Consult with the appropriate licensed contractor for further evaluation and to determine the extent of repairs.

WALLS/CEILING:

WALL CONDITION:

There were areas of breach of the continuous fire resistive surfaces between the garage and living space. To restore the integrity of the firewall, we recommend correction.

CEILING CONDITION:

Appeared serviceable where visible.

VISIBLE GARAGE FRAMING:

CONDITION:

Not visible.

VEHICLE DOOR(S):

TYPE AND CONDITION:

Roll-up type.

AUTOMATIC OPENER

CONDITION:

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

DOOR TO LIVING SPACE:

CONDITION:

The self closing hinge for the garage-to-house door (fire door) was disengaged. A worthwhile upgrade would be to install self closing hinges, so the door will close automatically and seal the area between the garage and the living portion of the house.

The garage-to-house door rubbed on the kitchen tile floor. Correction is recommended for proper operation and safety.

GARAGE EXTERIOR DOOR:

CONDITION:

The garage side door is not a exterior rated door (hollow core). An upgrade would be to have this corrected.

There was damage to the garage side door jamb (See the structural pest control report for further information and repairs).



GARAGE ELECTRICAL:

CONDITION:

The GFCI wall outlet, adjacent to the side door was missing the protective cover. For safety, correction is recommended.

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 visible framing components of the attic were examined (where readily accessible) for evidence of visible damage, and or other adverse conditions. The attic framing appeared serviceable where visible.

NOTE:

There was excessive storage items stored the attic area (inspection was limited).

ROOF FRAMING TYPE, SIZE

& CONDITION:

2" x4" Wood roof trusses, 2"x6", 2"x10" rafters, 2"x6" wood joists. Attic framing appeared serviceable where visible.

VENTILATION:

Appeared serviceable.

INSULATION TYPE AND

CONDITION:

Blown-in loose fill.

INSULATION DEPTH:

2 1/2"-3 1/2" inches. An upgrade for better heat retention would be to install sub floor insulation.

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:

Middle bedroom closet.

ACCESSIBILITY:

Crawl space was fully accessible.

CRAWL SPACE CONDITION:

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

FOUNDATION - TYPE:

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

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 to the foundation.

There was one 1/8"-1/4" inch vertical to exterior face of the foundation wall on the left rear of the house. However, this condition does not appear to have any adverse effect at this time. We recommend having this sealed and monitoring.

FOUNDATION BOLTS /

BRACING:

Anchor-bolts (metal bolts that secure the wood framing of the structure to the concrete foundation) were installed and appeared serviceable. The importance of anchor-bolts is to reduce the potential for movement during seismic activity.

There is was one exposed anchor bolt to the interior face of the concrete stemwall below the front left of the house. Correction is recommended.



VENTILATION:

Minimal ventilation was viewed in the crawlspace below the rear of the home. This condition has caused moisture build up and damage to some of the floor framing members and corrosion to some of the GH hangers. We recommend correction and the installation of additional vents in this area for proper ventilation. There should be a net area not less than 1square foot for each 150 square feet of underfloor area. Consult with the appropriate licensed contractor for further evaluation and

to determine the extent of repairs.

GIRDER CONDITION:

Wood 4"x6". Appeared serviceable.

SUB-FLOOR TYPE AND CONDITION:

Tongue and Groove (original portion of house). There were old moisture stains and surface fungus observed to a section of the sub floor below the bathrooms and kitchen area (See the structural pest control report for further recommendations and repairs).



Subfloor type below addition was not verified (due to insulation).

INSULATION CONDITION:

No insulation was installed on the sub-floor below the home (original). Although it may not have been a requirement to have insulation on the sub-floor at the time the house was built, an upgrade for better heat retention would be to install sub floor insulation.

Partial insulation was observed below the addition area.

MUD SILL/RIM JOIST

Damage was noted to the rim joists below the right rear side of the house. Correction is recommended. Consult with a licensed structural pest control contractor for further evaluation and to determine the extent of repairs.



FLOOR JOISTS CONDITION:

There was damage to several of the floor joists below the rear addition (master bedroom and family room area). Correction is recommended. Consult with a licensed structural pest control contractor for further evaluation and to determine the extent of repairs.



POST/PIER CONDITION:

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

OTHER OBSERVATIONS:

There was debris in the sub area, at various locations. We recommend having the debris removed (See the structural pest report for further information and repairs).



Report: 475 Saratoga Avenue

Inspection Address: 475 Saratoga Avenue, Santa Clara, CA 95050

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Date: August 31, 2011

There were old moisture stains and a hole to a section of the sub floor below the kitchen area. Correction is recommended, to prevent any unwanted pest from entering this area and possibly causing damage.



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

Inspection Report Summary

Address: 475 Saratoga Avenue Santa Clara, CA 95050

Date: 08/31/2011

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 tradespeople.

GROUPS

REAR DECK:

CONDITION:

1. The loose decking boards should be secured, for safety.

RAILINGS:

2. Caution needs to be exercised around the guardrail for the deck, as a section of the railing is missing. For safety, correction is recommended. In addition the openings between the intermediate balusters exceed current standards (which is 4" inches) this newer standard is to prevent the possibility of small children from being injured. Stairways, raised floors, balconies and porches should have intermediate rails or ornamental closures that do not allow the passage of a sphere 4" inches in diameter.

EXTERIOR

EXTERIOR LANDINGS:

CONDITION:

3. The concrete landings for the exterior rear french doors are undersized (may have been acceptable practise at the time of construction). An upgrade (for safety) would be to have this corrected. Regardless of the occupant load served, landings shall have a width not less than the width of the door or stairway served. In addition, landings should have a minimum

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dimension of 36" inches measured in the direction of travel.

LIVING ROOM FIREPLACE CHIMNEY:

SCREEN/WEATHER CAP CONDITION:

4. No spark screen or weather cap was present. This is a fire/safety hazard. We recommend installing a listed spark arrester/cap to all chimneys that burn solid fuel.

ELECTRICAL

INTERIOR WIRING:

WIRING NOTES:

5. There was an uncovered junction box in the rear bedroom adjacent to the exterior french doors. We recommend installing a protective cover plate, for safety. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.

6. There were no protective coveplates installed for some of the wall outlets within the house at various locations. For safety, correction is recommended. All electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or mechanical damage from occurring.

7. The electrical outlets in the bedrooms were not Arc Fault Circuit Interrupter (AFCI) protected. Although AFCI protected electrical outlets were not conventional at the time of original construction, they are required by current standards. An upgrade (for safety) is to install (AFCIs) Arc-Fault Circuit interrupters, as they are designed to provide fire protection by opening the circuit if an arc fault is detected.

ELECTRICAL OUTLET AND LIGHT SWITCH COVER-PLATES:

8. There were missing coverplates for some of the wall outlets in the bedrooms and dining room area. We recommend installing protective coverplates to the outlets. For safety, all electrical wiring in habitable areas needs to be protectively covered or concealed in wall space, to prevent accidental contact or possible mechanical damage from occurring.

DAMAGED OUTLETS:

9. There is a ground prong stuck in the wall outlet, located in the dining room. (north elevation), For safety, correction is recommended.

LOOSE OUTLETS:

10.

EXTERIOR WIRING:

GFCI OUTLETS:

11. The exterior GFCI outlet around the back of the house adjacent to the hose bibb did not respond properly when tested. For safety, correction is recommended for proper operation as this type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault.

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LIGHT CONDITION:

12. A representative sampling of switches and lights were tested. General condition appeared serviceable with the exception of the following item(s): We recommend sealing the gaps around the exterior light fixtures to prevent possible moisture intrusion.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

13. There was loose electrical wiring in the attic at several locations. Correction is recommended. The wiring should be properly fastened, at intervals not exceeding 4 1/2 feet and within 12" inches of a box or listed fitting.

14. There was an unsafe electrical wiring method (running splice) observed in the attic area, located above the living room. Correction is recommended, for safety and to prevent possible mechanical damage from occurring. All splices need to take place in a junction box or listed fitting.

15. There were several uncovered junction boxes in the attic area. We recommend installing protective cover plates, for safety.

CRAWLSPACE WIRING NOTES:

16. There was an uncovered junction box in the sub area, located below kitchen area. Correction is recommended, for safety

SUB-PANEL 1:

CONDITION:

17. There are wood chips/debris inside the sub panel box. This is a potential safety hazard. Correction is recommended.

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

19. There was an open knock-out in the sub panel. For safety, we recommend sealing the knock-out.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

20. The furnace was a gas fired forced air unit that did not respond properly to the thermostat control (delayed time for firing up). However, there was no evidence of flame distortion when checked from the burner opening. The inside of the heat exchanger was not examined (See attached ASHRAE standards). We recommend consulting with a licensed heating contractor or

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PG & E for a full inspection of the unit and to determine the extent of repairs.

VENTING:

21. The furnaces flue pipe was in contact with the roof sheathing in the attic. We recommend having this corrected, for safety. There needs to be at least 1" inch of annular space between the double wall flue pipe and any combustible materials.

PLUMBING

DRAIN LINE AND DRAIN VENT PLUMBING:

CONDITION:

22. There was an open plumbing drain line in the garage (for old wash basin sink). We recommend having this repaired or removed if no longer in use, to prevent possible back flow of gases from the vent system and entering habitable space.

HOSE FAUCETS:

CONDITION:

23. General condition appeared serviceable with the exception of the following: No anti-siphon valves were installed on the 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 for the faucets, to prevent the potable water supply from possibly becoming contaminated.

FUEL SYSTEM & SHUT OFF LOCATION:

CONDITION:

24. 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:

CONDITION:

25. 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 as of 1/1/96 (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 water heaters). Each strap must be secured with 3" X 1/4" lag bolts.

26. There was no visible sediment trap installed at the gas connection for the water heater. An upgrade (for safety) 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.

27. There is an uncapped gas valve below the water heater platform. This is a fire hazard. For safety, we recommend having the valve properly capped or removed.

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28. The flexible gas connector and shut-valve are installed below the tank in front of the burner opening. For safety, correction is recommended.

29. The discharge pipe for the water heaters temperature pressure relief valve was not properly installed. For safe plumbing practices, correction is recommended. The discharge pipe needs to be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded.

VENTING:

30. The draft hood for the water heater was not properly fastened atop the unit. Correction is recommended. Draft hoods provide additional air for the combustion process of gases. If not properly installed noxious gases may be expelled into habitable space.

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

KITCHEN - APPLIANCES

RANGE/COOK TOP AND OVEN:

RANGE/COOKTOP CONDITION:

32. The burners atop the cook-top did not respond properly when tested. For safety, correction is recommended. In addition, I did not verify the gas shut-off valve for the cook-top (verify with the sellers). Gas shut-off valves need to be installed within 3' feet of the appliance served and in a readily accessible location. Consult with an appliance repair technician for further evaluation and to perform repairs or replacement as needed.

VENTILATION:

TYPE AND CONDITION:

33. Ducted fan, functioned properly when tested. However, the control knobs are missing, also the cover for the fan is missing below the exhaust hood. For safety, correction is recommended.

DISHWASHER:

CONDITION:

34. An air gap valve was not installed between the dishwasher and garbage disposal unit. We recommend installing an air gap valve, to prevent possible back siphoning from occurring and waste water from mixing with the domestic water supply.

ELECTRICAL:

35. There were gaps noted between the cover plate for the wall outlets above the counter-top. An upgrade (for safety) would be to have this corrected.

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OTHER OBSERVATIONS:

CONDITION:

36. The metal trim piece behind the cook-top unit is loose. Recommend correction, for safety.

BATHROOMS

MASTER BATHROOM:

37. The bottom hinge for the cabinet door (front left side) is disconnected. Recommend correction for proper operation and safety.

TUB/SHOWER CONDITION:

38. The general condition appeared serviceable with the exception of the following: The jets for the jacuzzi tub were not tested. In addition, we did not verify if the tub motor was on GFCI protected circuit (no visible access panel). An access opening min. (12"x12") should be provided for repair or removal of the pump and to insure the motor is GFCI protected.

ELECTRICAL:

39. The GFCI wall outlet (front right) did not respond properly when tested. For safety, correction is recommended, as ground-fault interrupter devices are designed to protect against accidental shock.

HALLWAY BATHROOM:

ELECTRICAL:

40. The GFCI wall outlet did not respond properly when tested. For safety, correction is recommended, as ground-fault interrupter devices are designed to protect against accidental shock.

INTERIOR

INTERIOR DOORS

CONDITION:

41. A representative sample of the interior doors were inspected and tested. General condition appeared serviceable with the exception of the following: The master bedroom door knob is loose, also the door knob/locking mechanism is missing from the left rear bedroom door and front middle bedroom door. In addition, the left rear bedroom door rubbed on the door jamb. Recommend correction for proper operation and safety.

CLOSET DOORS:

CONDITION:

42. Some of the bedroom sliding closet doors did not operate properly when tested. We recommend adjustment for proper operation and safety.

SMOKE DETECTORS:

COMMENTS:

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

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CARBON MONOXIDE DETECTOR:

CONDITION:

44. There did not appear to be a carbon monoxide detector installed within the house. As of July 1, 2011 All single family homes and structures (owner or tenant occupied) that have fossil fuel burning appliances need to be equipped with Carbon Monoxide Detectors. We recommend the installation of a carbon monoxide detector for safety.

LIVING ROOM FIREPLACE:

CONDITION:

45. There were some small cracks noted to the firebrick in the fireplace. In addition, there was evidence of creosote buildup that needs to be cleaned. The inspection of the fireplace is not a warranty or guarantee that fireplace is properly constructed. A complete inspection by a qualified licensed fireplace contractor is recommended prior to the sale or purchase of the property.

46. There was a piece of wood inside the flue. For safety, do not use the fireplace until removed.

FAMILY ROOM FIREPLACE

CONDITION:

47. The fireplace appeared serviceable. However, the inspection of the fireplace is not a warranty or guarantee that fireplace is properly constructed. A complete inspection by a qualified licensed fireplace contractor is recommended prior to the sale or purchase of the property.

GARAGE

WALLS/CEILING:

WALL CONDITION:

48. There were areas of breach of the continuous fire resistive surfaces between the garage and living space. To restore the integrity of the firewall, we recommend correction.

VEHICLE DOOR(S):

AUTOMATIC OPENER CONDITION:

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

DOOR TO LIVING SPACE:

CONDITION:

50. The self closing hinge for the garage-to-house door (fire door) was disengaged. A worthwhile upgrade would be to install self closing hinges, so the door will close automatically and seal the area between the garage and the living portion of the house.

51. The garage-to-house door rubbed on the kitchen tile floor. Correction is recommended for proper operation and safety.

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GARAGE EXTERIOR DOOR:

CONDITION:

52. The garage side door is not a exterior rated door (hollow core). An upgrade would be to have this corrected.

GARAGE ELECTRICAL:

CONDITION:

53. The GFCI wall outlet, adjacent to the side door was missing the protective cover. For safety, correction is recommended.

HABITABILITY / SECURITY DEFICIENT ITEMS:

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

GROUND

FENCES & GATES:

CONDITION:

1. There was damage to several of the fence post around the rear of the house. Recommend correction.

REAR DECK:

CONDITION:

2. There were areas of damage (deterioration) on the deck planks. Repair or replacement is recommended (See the structural pest report for further information and repairs).

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

3. The roof covering overall appears in good condition. However, there were some areas of exposed roofing felt. Correction is recommended. Have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance and repairs as needed.

FLASHINGS:

PLUMBING/VENT:

4. We recommend re-sealing the plumbing vents which penetrate the roof jacks, to prevent possible moisture intrusion.

HEATING & AIR CONDITIONING

AIR CONDITIONING:

CONDENSATE DRAIN PIPING:

5. The condensing drain line from the evaporator is leaking and is not properly installed. Condensate overflow discharge pipes need to be installed to terminate to the exterior of the house or to an approved plumbing fixture. In addition, there was no visible trap/vent installed for the condensate line. The trap when filled with water, prevents air and odors from being drawn back into the evaporator compartment. Correction is recommended.

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PLUMBING

WATER SUPPLY PLUMBING:

CONDITION:

6. 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: Sections of the copper water line in the sub area were not properly fastened to the underfloor framing. Correction is recommended, to prevent possible damage from occurring.

DRAIN LINE AND DRAIN VENT PLUMBING:

CONDITION:

7. 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 was a non standard plumbing configuration (S trap) to the drain line below the master bathroom area. S-traps may lose their water seals and possibly be siphoned out during a discharge elsewhere in the stack. In addition, some of the ABS drain lines in the sub area are not properly supported to the underfloor framing. Correction is recommended. Consult with a licensed plumber for further evaluation of the plumbing system and to perform repairs as needed.

8. There was leakage from the drain line below the master bathroom tub/shower area. In addition, a section of the piping was cracked and the slip-nut was not fastened to the trap. Recommend correction, to prevent possible damage from occurring.

WATER HEATER:

PLUMBING:

9. The general condition appeared serviceable with the exception of the following: The shut-off valve atop the water heater is frozen. Recommend correction for proper operation and in the event of an emergency the water needs to be turned off.

10. There was leakage noted atop the water heater (fitting connection). Correction is recommended.

OTHER OBSERVATIONS:

11. There was damage to the 2"x4" plate below the water heater. Correction is recommended (See the structural pest control report for further recommendations and repairs).

KITCHEN - APPLIANCES

KITCHEN SINK PLUMBING:

CONDITION:

12. There was leakage from the plumbing below the sink area. Correction is recommended, to prevent further water damage from occurring in this area.

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COUNTERS & CABINETS

DRAWERS AND CABINET CONDITION:

13. There was water damage to the wooden cabinet/shelf below the sink area. Correction is recommended (See the structural pest control report for further recommendations and repairs).

TRASH COMPACTOR:

CONDITION:

14. The trash compactor was not properly fastened and did not respond when tested. We recommend further evaluation and repair or replacement by a qualified technician.

BATHROOMS

MASTER BATHROOM:

CONDITION OF SINK:

15. The missing drain stopper for the sink should be replaced (front right), for proper operation and to prevent debris from possibly clogging the drain line.

CABINET - DRAWER CONDITION:

16. There was damage observed to the cabinet shelf below the sink area (front left). Correction is recommended (See the structural pest control report for further recommendations and corrective repairs).

TUB/SHOWER PLUMBING FIXTURES:

17. There was leakage observed from the faucet (valve stem). We recommend repairing or replacing the faucet, for proper operation and to prevent possible water damage from occurring in this area.

HALLWAY BATHROOM:

CONDITION OF SINK:

18. The missing drain stopper for the sink should be replaced, for proper operation and to prevent debris from possibly clogging the drain line.

SHOWER PLUMBING FIXTURES:

19. There was leakage from the shower head/arm connection in the tub/shower enclosure. Correction is recommended, to prevent possible damage from occurring.

LAUNDRY

LAUNDRY:

SINK:

20. There was leakage observed from the faucet (for prior wash basin). We recommend repairing or replacing the faucet, for proper operation and to prevent possible water damage from occurring in this area.

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INTERIOR

FRENCH DOORS:

CONDITION:

21. The locking hardware did not properly operate should be corrected, for proper operation and safety.

FLOORS:

TYPE AND CONDITION:

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

TILE FLOOR CONDITION:

23. There were some cracked floor tiles, adjacent to the garage-to-house door. Recommend correction (See the structural pest control report for further recommendations and repairs).

GARAGE

FLOOR:

CONDITION:

24. There are some large cracks/settlement to sections of the garage concrete slab (front right side). Correction is recommended. Consult with the appropriate licensed contractor for further evaluation and to determine the extent of repairs.

GARAGE EXTERIOR DOOR:

25. There was damage to the garage side door jamb (See the structural pest control report for further information and repairs).

FOUNDATION - CRAWLSPACE

FOUNDATION/CRAWL SPACE:

CRAWL SPACE CONDITION:

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

VENTILATION:

27. Minimal ventilation was viewed in the crawlspace below the rear of the home. This condition has caused moisture build up and damage to some of the floor framing members and corrosion to some of the GH hangers. We recommend correction and the installation of additional vents in this area for proper ventilation. There should be a net area not less than 1square foot for each 150 square feet of underfloor area. Consult with the appropriate licensed contractor for further evaluation and to determine the extent of repairs.

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SUB-FLOOR TYPE AND CONDITION:

28. Tongue and Groove (original portion of house). There were old moisture stains and surface fungus observed to a section of the sub floor below the bathrooms and kitchen area (See the structural pest control report for further recommendations and repairs).

MUD SILL/RIM JOIST

29. Damage was noted to the rim joists below the right rear side of the house. Correction is recommended. Consult with a licensed structural pest control contractor for further evaluation and to determine the extent of repairs.

FLOOR JOISTS CONDITION:

30. There was damage to several of the floor joists below the rear addition (master bedroom and family room area). Correction is recommended. Consult with a licensed structural pest control contractor for further evaluation and to determine the extent of repairs.

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.

EXTERIOR

WALLS:

STUCCO CONDITION:

1. The general condition appeared serviceable at the time of the inspection with the exception of the following: There were some small (less than 1/8 inch) cracks noted to the stucco, common to stucco and wood framing construction, and these cracks generally are not an indication of any structural deficiency. However, we recommend sealing the small cracks to the stucco with a flexible caulking material (especially above the door and window openings) to prevent possible moisture intrusion.

TRIM:

TRIM CONDITION:

2. There were gaps observed at the joints to the trim and between the stucco wall around the exterior doors/windows at the rear of the house. Recommend correction to prevent possible moisture intrusion.

ROOF SYSTEM

RAIN GUTTERS & DOWNSPOUTS:

DOWNSPOUT CONDITION:

3. Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and install downspout extensions (if applicable) for proper drainage

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control of the roof run-off water.

ELECTRICAL

INTERIOR WIRING:

GFCI OUTLETS:

4. The electrical outlets in the bathrooms, in the garage, at the exterior of the house, 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.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

AIR FILTERS:

5. We recommend changing 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.

KITCHEN - APPLIANCES

KITCHEN SINK:

CONDITION:

6. The sink should be re sealed around the countertop to prevent water damage from occurring.

BATHROOMS

MASTER BATHROOM:

7. The escutcheon cover for the shower arm is missing. Recommend correction to prevent possible moisture intrusion from occurring.

BATHROOM MAINTENANCE:

8. 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 voids in the grout (at the joints) in tile should also be corrected to help avoid water penetration and possible damage from occurring.

OTHER OBSERVATIONS:

9. There was moisture damage observed to a section of the sheetrock wall adjacent to the tub/shower (See the structural pest control report for further recommendations and repairs).

HALLWAY BATHROOM:

10. The handle for the faucet in the shower is loose. Recommend correction.

BATHROOM MAINTENANCE:

11. Caulking around the 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 voids in the grout (at the joints) in tile should also be corrected to help avoid water penetration and possible damage from occurring.

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LAUNDRY

LAUNDRY:

CLOTHES DRYER DISCHARGE DUCT:

12. There is damage and a missing baffle for the dryer exhaust duct on the right rear of the garage. We recommend repair or replacement for safety and to prevent unwanted pests from entering the duct.

INTERIOR

FLOORS:

WOOD FLOOR CONDITION:

13. There was damage to a section of the hardwood flooring in the living room area. Consult with a licensed hardwood flooring contractor to determine the extent of repairs.

ATTIC

ATTIC AND INSULATION:

INSULATION DEPTH:

14. 2 1/2"-3 1/2" inches. An upgrade for better heat retention would be to install sub floor insulation.

FOUNDATION - CRAWLSPACE

FOUNDATION/CRAWL SPACE:

FOUNDATION CONDITION:

15. There was one 1/8"-1/4" inch vertical to exterior face of the foundation wall on the left rear of the house. However, this condition does not appear to have any adverse effect at this time. We recommend having this sealed and monitoring.

FOUNDATION BOLTS / BRACING:

16. There is was one exposed anchor bolt to the interior face of the concrete stemwall below the front left of the house. Correction is recommended.

INSULATION CONDITION:

17. No insulation was installed on the sub-floor below the home (original). Although it may not have been a requirement to have insulation on the sub-floor at the time the house was built, an upgrade for better heat retention would be to install sub floor insulation.

OTHER OBSERVATIONS:

18. There was debris in the sub area, at various locations. We recommend having the debris removed (See the structural pest report for further information and repairs).

19. There were old moisture stains and a hole to a section of the sub floor below the kitchen area. Correction is recommended, to prevent any unwanted pest from entering this area and possibly causing damage.

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STANDARD RESIDENTIAL INSPECTION AGREEMENT

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

Client: Rena Salomon Address: 475 Saratoga Avenue, Santa Clara Report #0003291

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: 475 Saratoga Avenue, Santa Clara

Report # 0003291

INSPECTION FEE TOTAL: \$455.00

Client(s): Rena Salomon

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: _____ DATE: _____