



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

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1389 Taka Court
San Jose CA 95122
Prepared for: Nancy Faria
Prepared by: Troy C. Harrison - Inspector
PROPERTY INSPECTION REPORT

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

CLIENT NAME:

Nancy Faria.

INSPECTION SITE:

1389 Taka Court, San Jose CA 95122.

REPORT #:

0003289.

DATE & TIME OF

INSPECTION:

08/30/2011 11:00 AM.

INSPECTOR(S):

Troy Harrison.

BUYERS AGENT:

SELLERS AGENT:

Lisa Gillmor 408 246-5020.

CLIMATIC CONDITIONS:

WEATHER:

Sunny.

EXTERIOR SITE SOIL

CONDITIONS:

Dry.

APPROXIMATE OUTSIDE

TEMPERATURE:

75 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF THE

BUILDING(S)/YEAR BUILT:

1970's.

BUILDING TYPE:

Single Family.

LEVELS:

One level.

SPACE BELOW GRADE:

Ground floor living area. Concrete slab type foundation.

BUILDING OCCUPANCY

Vacant.

UTILITY SERVICES:

WATER SOURCE:

Public.

GAS SERVICE:

Public, natural gas.

ELECTRICAL SERVICE

Public.

UTILITIES STATUS:

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

GENERAL COMMENTS AND OTHER INFORMATION:

COMMENTS:

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

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

PAYMENT INFORMATION:

TOTAL FEE:

\$495.00 (Home/Roof Inspections).

PAID BY:

Check. 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:

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

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

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

WALKWAYS:

TYPE:

Concrete.

CONDITION:

Overall in good condition.

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 with a 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.

NOTE:

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

FENCES & GATES:

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

FRONT PORCH:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

REAR PATIO:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

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:

FACIA/BARGE RAFTER

CONDITION:

There was damage to the 2"x8" fascia board around the back of the house above the sliding glass door and behind the garage area. Correction is recommended (See the structural pest report for further information and repairs).



WINDOWS EXTERIOR:

CONDITION:

The exterior surfaces of the windows appeared serviceable.

EXTERIOR DOORS/CLOSET(S):

WATER HEATER CLOSET /

DOOR:

Water damage and delamination was noted to the hot water heater closet door. Repair or replacement is recommended (See the pest report for further information and repairs).

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:

STYLE:

Flat-sloped and above garage.

TYPE:

Foam and asphalt composition shingles above garage.

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 exposed roofing nails observed above the garage area. 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.

RAIN GUTTERS & DOWNSPOUTS:

RAIN GUTTER TYPE &

CONDITION:

Metal (front only). The installed rain gutter appeared serviceable.

DOWNSPOUT CONDITION:

Appeared serviceable.

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:

Appeared serviceable where visible.

MAIN BREAKER AMPERAGE

RATING:

100 amps.

MAIN PANEL AMPERAGE

CAPACITY RATING:

Not verified.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Aluminum.

BRANCH WIRING TYPE:

Copper at 120 and 240 volt circuits.

ELECTRICAL MAIN PANEL:

MAIN PANEL & SHUT OFF

LOCATION:

Front right.

MAIN PANEL CONDITIONS:

Appeared serviceable.

INTERIOR WIRING:

OUTLETS:

A representative number of wall outlets were tested and the outlets tested overall appeared serviceable.

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

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:

GFCI OUTLETS:

There were no GFCI outlets installed at the exterior of the house. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

OUTLET CONDITION:

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 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.

SUB-PANEL 1:

LOCATION:

Garage.

CONDITION:

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 no anti-oxidizing paste to the larger capacity aluminum conductors in the sub panel (may not have been a requirement at the time of installation). For safe wiring practices current standards is to remove the non-conductive coating at the terminations and apply an anti-oxidizing. Have a licensed electrician review the system and upgrade the terminations as necessary.

HEATING

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:

Living room.

SYSTEM TYPE:

Wall heater.

FUEL TYPE AND NOTES:

Natural Gas.

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

The heat source for the house was a gas fired wall unit that was not tested (gas valve off at time of inspection). Consult with a licensed heating contractor or PG & E to perform an ignition response test and to insure the unit is operating in a safe working manner.

The wall heater has a flexible brass type gas connector (was acceptable practise at the time of installation). These type of gas lines have been known to deteriorate and leak over time and are no longer used. We recommend upgrading the gas line connector, for safety enhancement.



NOTE:

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

VENTING:

The visible sections of the exhaust flue pipe appeared serviceable.

NORMAL CONTROLS:

Unit did not respond to normal controls. We recommend evaluation and repair by a qualified HVAC technician.

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:

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

HEATING SYSTEM #2 DESCRIPTION:

LOCATION:

Hallway.

SYSTEM TYPE:

Wall heater.

FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

Not Verified.

HEATING SYSTEM #2 CONDITION:

CONDITION/BURNERS:

The heat source for the house was a gas fired wall unit that was not tested (gas valve off at time of inspection). Consult with a licensed heating contractor or PG & E to perform an ignition response test and to insure the unit is operating in a safe working manner.

The wall heater has a flexible brass type gas connector (was acceptable practise at the time of installation). These type of gas lines have been known to deteriorate and leak over time and are no longer used. We recommend upgrading the gas line connector, for safety enhancement.

NOTE:

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

VENTING:

The visible sections of the exhaust flue pipe appeared serviceable.

NORMAL CONTROLS:

Unit did not respond to normal controls.

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:

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

PLUMBING

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

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

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

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

LOCATION:

Front right.

CONDITION:

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

WATER PRESSURE:

The water pressure tested in excess of 100 PSI, which is considered excessive water pressure. 40-60 PSI is considered adequate and safe water pressure. An upgrade would be to install a pressure regulator on the main water supply piping to prevent wear on the plumbing components.

WATER SUPPLY PLUMBING:

MATERIAL:

Galvanized steel. The water supply piping was galvanized piping. Therefore, it needs to be monitored on a periodic basis to make sure that it is not starting to corrode internally.

CONDITION:

Water was run through the pipes to test for functional flow and the piping was inspected where visible. Appeared serviceable where visible. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time and will likely need to be replaced in the future.

DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:

Cast iron, Galvanized steel and ABS plastic where visible.

CONDITION:

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

HOSE FAUCETS:

CONDITION:

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:

Front right.

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:

Exterior rear closet.

TYPE:

Natural gas-fired.

SIZE:

40 Gallons.

CONDITION:

The water heater was not seismically strapped. 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. Correction is recommended. Sellers are required to strap water heaters to current industry 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. Each strap must be secured with 3" X 1/4" lag bolts.

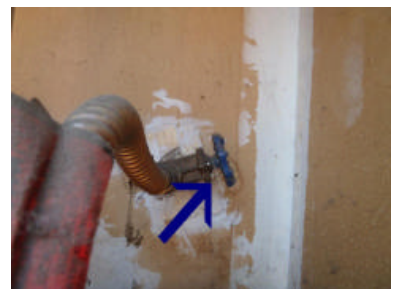


PLUMBING:

The discharge pipe for the water heaters temperature pressure relief valve was not properly installed (has a threaded pipe end).The discharge pipe should be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded.



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



VENTING:

The flue pipe for the water heater was not properly fastened to the draft hood 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.

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:
Appeared serviceable.

KITCHEN SINK PLUMBING:

CONDITION:
Appeared serviceable.

COUNTERS & CABINETS

COUNTERTOP CONDITION:
Appeared serviceable.

*DRAWERS AND CABINET
CONDITION:*
Appeared serviceable.

RANGE/BURNERS AND OVEN:

TYPE:
Electric.

RANGE/BURNER

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

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

VENTILATION:

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

DISHWASHER:

CONDITION:
None installed.

GARBAGE DISPOSAL:

CONDITION:
Appeared serviceable.

ELECTRICAL:

CONDITION:
GFCI outlets were not installed within 6' feet of the sink. We recommend installing GFCI protective outlets within 6' feet of the sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

FLOOR:

CONDITION:
Appeared serviceable.

BATHROOMS

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

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

HALLWAY BATHROOM:

CONDITION OF SINK:

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



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.

TUB/SHOWER PLUMBING

FIXTURES:

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



TUB/SHOWER CONDITION:

A drain stopper was not installed for the tub drain. Correction is recommended, for proper operation and to prevent debris from clogging the drain line.

The water volume appeared lower than normal (shower head may be restricted). Consult with a licensed plumber for further evaluation to determine the extent of repairs.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM

MAINTENANCE:

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

ELECTRICAL:

The outlet in the bathroom was not GFCI protected. An upgrade (for safety) would be to have this corrected. 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 dryer if the dryer is removed/replaced during the transfer of property ownership. Although this gas piping may be terminated with a manual shut-off valve, it presents a fire hazard if it is not properly terminated with an end-cap to prevent a gas leak as a result of the gas valve becoming inadvertently left open, and should be checked as part of the final walk-thru.

LAUNDRY:

LOCATION:

Hallway.

WIRING:

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

PLUMBING:

The plumbing appeared to be serviceable.

CLOTHES DRYER

DISCHARGE DUCT:

Appeared serviceable.

OTHER OBSERVATIONS:

There are old water stains to the floor in the laundry room area (See the structural pest control report for further recommendations and repairs).

INTERIOR

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

FRONT ENTRYWAY DOOR:

CONDITION:
Appeared serviceable.

INTERIOR DOORS

CONDITION:
A representative sample of the interior doors were inspected and tested. The interior doors that were tested responded properly and appeared serviceable condition.

CLOSET DOORS:

CONDITION:
Appeared serviceable.

SLIDING GLASS DOOR(S):

LOCATION:
Dining room.

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

WINDOWS:

TYPE:
Single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency.

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

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.

NOTE:

The acoustical texturing ceiling surfaces may contain asbestos fibers. Some acoustic spray ceilings installed before the 1980's contained asbestos. Determining the presence of asbestos in acoustic spray ceilings is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

FLOORS:

TYPE AND CONDITION:

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

SMOKE DETECTORS:

COMMENTS:

None observed. For safety, we recommend installing smoke detectors in the house. 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.

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.

FLOOR:

CONDITION:
Common cracks were noted on the floor of the garage. These cracks do not appear structurally significant.

WALLS/CEILING:

WALL CONDITION:
Appeared serviceable where visible.

CEILING CONDITION:
Appeared serviceable where visible.

VISIBLE GARAGE FRAMING:

CONDITION:
Appeared serviceable where visible.

VEHICLE DOOR(S):

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

*AUTOMATIC OPENER
CONDITION:*
Automatic door opener responded properly to test.

DOOR TO LIVING SPACE:

CONDITION:
Appeared serviceable. The door was a solid core type (fire-door).

GARAGE EXTERIOR DOOR:

CONDITION:
Care needs to be exercised around the non safety glass in the garage rear door. All new glazing in doors, glass within 12" of the sides of doors, and glass within 18" of the floor needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

FOUNDATION - SLAB

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:

FOUNDATION - TYPE:

Concrete slab on grade.

FOUNDATION CONDITION:

The foundation overall appeared in good condition and there was no visible evidence of any unusual settlement or damage.

FOUNDATION BOLTS /

BRACING:

Bolts or other anchors were not determined due to the type of construction. The presence of anchor bolts is likely based on the age of the building and the quality of construction. Foundation anchor bolts became a mandatory building convention in California in the early 1950's.

NOTE:

There may be seasonal moisture around the perimeter of the house during the rainy season (the soil was dry at the time of the inspection), and this moisture if present should be controlled for long term stability of the foundation.

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: 1389 Taka Court San Jose, CA 95122

Date: 08/30/2011

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.

ELECTRICAL

INTERIOR WIRING:

1. 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:

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

EXTERIOR WIRING:

GFCI OUTLETS:

3. There were no GFCI outlets installed at the exterior of the house. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend

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upgrading for safety.

LIGHT CONDITION:

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

SUB-PANEL 1:

CONDITION:

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

6. There was no anti-oxidizing paste to the larger capacity aluminum conductors in the sub panel (may not have been a requirement at the time of installation). For safe wiring practices current standards is to remove the non-conductive coating at the terminations and apply an anti-oxidizing. Have a licensed electrician review the system and upgrade the terminations as necessary.

HEATING

HEATING SYSTEM #1 CONDITION:

CONDITION/BURNERS:

7. The heat source for the house was a gas fired wall unit that was not tested (gas valve off at time of inspection). Consult with a licensed heating contractor or PG & E to perform an ignition response test and to insure the unit is operating in a safe working manner.

8. The wall heater has a flexible brass type gas connector (was acceptable practise at the time of installation). These type of gas lines have been known to deteriorate and leak over time and are no longer used. We recommend upgrading the gas line connector, for safety enhancement.

HEATING SYSTEM #2 CONDITION:

CONDITION/BURNERS:

9. The heat source for the house was a gas fired wall unit that was not tested (gas valve off at time of inspection). Consult with a licensed heating contractor or PG & E to perform an ignition response test and to insure the unit is operating in a safe working manner.

10. The wall heater has a flexible brass type gas connector (was acceptable practise at the time of installation). These type of gas lines have been known to deteriorate and leak over time and are no longer used. We recommend upgrading the gas line connector, for safety enhancement.

PLUMBING

HOSE FAUCETS:

CONDITION:

11. No anti-siphon valves were installed on the water faucets. Although these valves may not

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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:

12. 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:

13. The water heater was not seismically strapped. 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. Correction is recommended. Sellers are required to strap water heaters to current industry 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. Each strap must be secured with 3" X 1/4" lag bolts.

PLUMBING:

14. The discharge pipe for the water heaters temperature pressure relief valve was not properly installed (has a threaded pipe end).The discharge pipe should be installed to drain by gravity flow and terminate atmospherically to the exterior of the house 6" above grade or to an indirect waste receptor and the end of the pipe should not be threaded.

VENTING:

15. The flue pipe for the water heater was not properly fastened to the draft hood 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.

KITCHEN - APPLIANCES

ELECTRICAL:

CONDITION:

16. GFCI outlets were not installed within 6' feet of the sink. We recommend installing GFCI protective outlets within 6' feet of the sink, as ground-fault circuit interrupter devices are designed to protect against accidental shock.

BATHROOMS

HALLWAY BATHROOM:

ELECTRICAL:

17. The outlet in the bathroom was not GFCI protected. An upgrade (for safety) would be to have this corrected. Ground-fault interrupter devices are designed to protect against accidental shock.

INTERIOR

CEILINGS:

NOTE:

18. The acoustical texturing ceiling surfaces may contain asbestos fibers. Some acoustic spray

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ceilings installed before the 1980's contained asbestos. Determining the presence of asbestos in acoustic spray ceilings is beyond the scope of our inspection (See attached ASHI standards). You are strongly advised to review the Hazardous Materials Handbook provided to you by your Realtor.

SMOKE DETECTORS:

COMMENTS:

19. None observed. For safety, we recommend installing smoke detectors in the house. 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.

GARAGE

GARAGE EXTERIOR DOOR:

CONDITION:

20. Care needs to be exercised around the non safety glass in the garage rear door. All new glazing in doors, glass within 12" of the sides of doors, and glass within 18" of the floor needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

HABITABILITY / SECURITY DEFICIENT ITEMS:

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

EXTERIOR

TRIM:

FACIA/BARGE RAFTER CONDITION:

1. There was damage to the 2"x8" fascia board around the back of the house above the sliding glass door and behind the garage area. Correction is recommended (See the structural pest report for further information and repairs).

EXTERIOR DOORS/CLOSET(S):

WATER HEATER CLOSET / DOOR:

2. Water damage and delamination was noted to the hot water heater closet door. Repair or replacement is recommended (See the pest report for further information and repairs).

HEATING

HEATING SYSTEM #1 CONDITION:

NORMAL CONTROLS:

3. Unit did not respond to normal controls. We recommend evaluation and repair by a qualified HVAC technician.

HEATING SYSTEM #2 CONDITION:

NORMAL CONTROLS:

4. Unit did not respond to normal controls.

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PLUMBING

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

WATER PRESSURE:

5. The water pressure tested in excess of 100 PSI, which is considered excessive water pressure. 40-60 PSI is considered adequate and safe water pressure. An upgrade would be to install a pressure regulator on the main water supply piping to prevent wear on the plumbing components.

WATER SUPPLY PLUMBING:

CONDITION:

6. Water was run through the pipes to test for functional flow and the piping was inspected where visible. Appeared serviceable where visible. Older galvanized plumbing tends to rust from the inside causing the internal bore to be reduced over time and will likely need to be replaced in the future.

WATER HEATER:

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

BATHROOMS

HALLWAY BATHROOM:

CONDITION OF SINK:

8. There was leakage observed from the sink's 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 PLUMBING FIXTURES:

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

TUB/SHOWER CONDITION:

10. A drain stopper was not installed for the tub drain. Correction is recommended, for proper operation and to prevent debris from clogging the drain line.

11. The water volume appeared lower than normal (shower head may be restricted). Consult with a licensed plumber for further evaluation 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.

GROUNDS

DRIVEWAY:

CONDITION:

1. Overall in good condition. However, as routine maintenance it is recommended to fill any

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cracks in the driveway to seal them from moisture and to help protect the installations from possible damage.

EXTERIOR

WALLS:

STUCCO CONDITION:

2. 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.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

3. The roof covering overall appears in good condition. However, there were exposed roofing nails observed above the garage area. Have a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance and repairs as needed.

BATHROOMS

HALLWAY BATHROOM:

BATHROOM MAINTENANCE:

4. 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.

LAUNDRY

LAUNDRY:

OTHER OBSERVATIONS:

5. There are old water stains to the floor in the laundry room area (See the structural pest control report for further recommendations and repairs).

INTERIOR

WINDOWS:

TYPE:

6. Single pane type windows are considered outdated by current building standards. Consider upgrading the windows with double pane type for improved energy efficiency.

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STANDARD RESIDENTIAL INSPECTION AGREEMENT

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

Client: Nancy Faria Address: 1389 Taka Court, San Jose Report #0003289

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: 1389 Taka Court, San Jose Report # 0003289 INSPECTION FEE TOTAL: \$410.00

Client(s): Nancy Faria

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: _____ DATE: _____