



TROY HARRISON

PROPERTY INSPECTIONS

Residential and Commercial

General Bldg. Contractor License # 783041
ICC/ICBO Certified Building Inspector #1140929-01
ASHI Certified Inspector #245370
(800) 980-3081 or (408) 778-3081

Email: InspectionbyTroy@aol.com



2925 Hidalgo Ct.
San Jose CA 95125
Prepared for: Kathleen McDonald
Prepared by: Troy C. Harrison - Inspector
PROPERTY INSPECTION REPORT

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

Report Table of Contents

GENERAL INFORMATION	3
GROUNDS	5
EXTERIOR	7
ROOF SYSTEM	8
ELECTRICAL	9
HEATING & AIR CONDITIONING	11
PLUMBING	13
KITCHEN - APPLIANCES	16
BATHROOMS	17
LAUNDRY	19
INTERIOR	20
GARAGE	22
ATTIC	23
FOUNDATION - CRAWLSPACE	24

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

CLIENT NAME:

Kathleen McDonald.

INSPECTION SITE:

2925 Hidalgo Ct. San Jose CA 95125.

REPORT #:

0003385.

DATE & TIME OF

INSPECTION:

01/13/2012 11:00 AM.

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:

50-55 degrees.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Single Family.

LEVELS:

One level.

SPACE BELOW GRADE:

Crawl space.

BUILDING OCCUPANCY

Vacant.

UTILITY SERVICES:

WATER SOURCE:

Public.

GAS SERVICE:

Public, natural gas.

ELECTRICAL SERVICE

Public.

UTILITIES STATUS:

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

GENERAL COMMENTS AND OTHER INFORMATION:

COMMENTS:

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

\$535.00 (Home/Roof Inspections)

PAID BY:

Check #1023. 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. General condition appeared serviceable with the exception of the following: There was a faulty grade observed around the left rear side of the house. We recommend re-grading the soil, to prevent water from ponding in this area. The soil should be at least 6" inches below the sill plate and/or siding and the grade should slope at least 1/4 " inch per foot away from the house.

NOTE:

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 we recommend filling any cracks in the driveway to seal them from moisture and to help protect the installation from possible damage.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

WALKWAYS:

TYPE:

Concrete.

CONDITION:

Appeared serviceable.

FRONT PORCH:

TYPE:

Concrete.

CONDITION:

The general condition appeared serviceable at the time of inspection with the exception of the following: However, we recommend sealing the surface cracks at the porch to help protect the installation from possible damage.

PATIO(S):

TYPE:

Concrete.

CONDITION:

The general condition appeared serviceable at the time of inspection with the exception of the following: Some of the wood dividers (at the joints) were lifting. We recommend having this repaired, as this condition may create a potential tripping hazard.

The elevation of the rear concrete patio was higher than the foundation vents and this condition may allow water into the sub area. An upgrade would be to have this corrected. Consult with a qualified contractor for more extensive corrective recommendations and repairs.

FENCES & GATES:

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

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.

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.

There was leakage observed to the sprinkler valves around the right rear of the house, located below the main panel box. Recommend correction.



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, wood at front.

SIDING CONDITION:

General condition appeared serviceable.

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:

Appeared serviceable in general.

EAVE/RAFTER TAIL

CONDITION:

Appeared serviceable. We do not probe wood framing components (See the structural pest report for further information).

BARGE RAFTER

CONDITION:

Appeared serviceable.

WINDOWS EXTERIOR:

CONDITION:

The exterior surfaces of the windows appeared serviceable.

LIVING ROOM FIREPLACE CHIMNEY:

LOCATION:

Above the family 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 installed and/or constructed. A complete inspection of the chimney by a qualified licensed chimney contractor is recommended prior to the sale and/or purchase of the property.

SPARK ARRESTER/CAP

CONDITION:

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

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 on to inspect. Some types of metal and tile type roofs are subject to damage by foot traffic and are not walked on to inspect. Roofs and associated components must have periodic maintenance to prevent damage and to prevent rapid wear as a result of deferred maintenance.

ROOF:

TYPE:

Asphalt composition shingles.

HOW INSPECTION WAS PERFORMED:

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

ROOF COVERING STATUS:

The roof covering was an asphalt composition shingle installation and overall appears in good condition. However, there are a few exposed roofing nails that should be sealed. We recommend having a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance as needed.

FLASHINGS:

TYPE:

Metal.

CONDITION:

Appeared serviceable in general where visible.

CHIMNEY:

General condition of the visible sections appeared serviceable with the exception of the following: There was a gap between the adjoining sections of the chimney flashing that need to be re-sealed to prevent possible water intrusion.

PLUMBING/VENT:

General condition of the visible sections appeared serviceable with the exception of the following: We recommend re-sealing the plumbing vents around 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.

NOTE:

Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and we recommend installing downspout extensions 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:

100 amps.

MAIN PANEL AMPERAGE

CAPACITY RATING:

Not verified.

CONDUCTORS:

ENTRANCE CABLE TYPE:

Not verified. The main entrance cables were not visible (were concealed at the main electrical panel).

BRANCH WIRING TYPE:

Copper at 120 and 240 volt circuits.

ELECTRICAL MAIN PANEL:

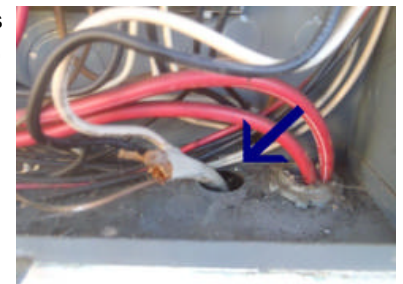
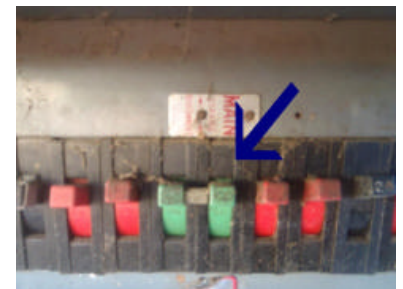
MAIN PANEL & SHUT OFF

LOCATION:

Right rear.

MAIN PANEL CONDITIONS:

General condition appeared serviceable with the exception of the following: There was an open knock-out and/or missing bushing inside the main panel box. For safety, correction is recommended.



NOTE:

The main electrical panel is manufactured by Zinsco. There have been known documented cases with problems (with the bus bar and circuit breakers) of these types of panels. However, the panel box appeared in good condition, at the time of the inspection with no visible evidence of arcing or overheating. If further detailed information is needed consult with a licensed electrician further evaluation and possible upgrade.

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:

GFCI outlets are recommended for safety in the kitchen and bathroom areas, as GFCI type electrical outlets are designed to prevent possible electrical shock. GFCI outlets should be tested monthly to insure a proper response.

MISWIRED/UNGROUND

ELECTRICAL OUTLETS:

There was an ungrounded three prong outlet, located in the dining room (east elevation). The outlet should have a ground installed (an upgrade) for safety.

LIGHTS:

A representative sample of the light fixtures were tested and the light fixtures were inspected for defects. The light fixtures 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. Overall they appeared in serviceable condition. However, there were no GFCI outlets installed at the exterior. 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.

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.

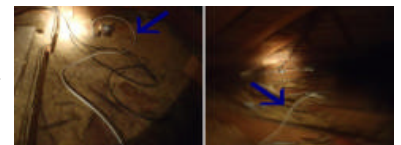
SWITCHES:

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

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

The general condition appears serviceable with the exception of the following item(s) listed below. There was loose electrical wiring observed 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.



CRAWLSPACE WIRING

NOTES:

Appeared serviceable at the time of inspection.

HEATING & AIR CONDITIONING

The inside of the heat exchangers are not examined. This is beyond the scope of this inspection (See attached ASHI standards). Some furnaces are designed in such a way that inspection can only be done by dismantling the unit. The inspector does 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 and/or the distribution of air throughout the 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. We recommend that all buildings with fuel burning systems have a carbon monoxide detector installed for added safety.

HEATING SYSTEM #1 DESCRIPTION:

LOCATION:

Hall closet.

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 responded properly to the thermostat and there was no evidence of flame distortion when checked from the burner opening. The inside of the heat exchanger was not examined (See attached ASHI standards). We recommend consulting with a licensed heating contractor or PG & E for a full inspection of the unit.

COMBUSTION AIR:

Due to the location of the cold air return the furnace closet door needs to be fully weather stripped and airtight when closed, to reduce the potential for mixing of possible noxious gases with the air circulated through the heat ducts in the event of furnace malfunction.

VENTING:

The visible sections of the exhaust flue pipe appeared serviceable where visible.

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:

General condition appeared serviceable with the exception of the following: A few sections of the heat ducts were in contact with sub-area soil, a condition that may lead to damage to the ducts. These sections of the ducts should be elevated off the ground and secured to the framing of the house to prevent possible damage from occurring.

There were dust markings to the heat ducts (at the joints) in the sub area. This condition is a typical for the age of the system. However, we recommend re-sealing the ducts for better heating efficiency.

RETURN AIR REGISTER:

Appeared serviceable.

*CONDITION OF
REGISTERS:*

General condition appeared serviceable.

AIR CONDITIONING:

TYPE:

Central, forced-air system.

POWER SOURCE:

220 Volt electric.

AIR CONDITIONER SYSTEM

CONDITION:

The air conditioning system was not tested due to a low ambient air temperature (below 65°) at the time of the inspection and testing at this temperature may cause harm to the compressor. When temperature permitting, we recommend consulting with a licensed HVAC contractor to inspect and service the unit, to insure proper operation.

SUPPLY AIR

TEMPERATURE:

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

CONDENSATE DRAIN

PIPING:

The vent for the condensate drain line from the evaporator coil was capped. Correction is recommended (Check the manufactures installation specifications).

PLUMBING

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

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

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

MAIN WATER SUPPLY LINE AND SHUT OFF LOCATION:

LOCATION:

Front of house.



CONDITION:

The visible section of the main line appeared serviceable. 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 45-50 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. Appeared

serviceable where visible.

DRAIN LINE AND DRAIN VENT PLUMBING:

MATERIAL:
Cast iron, galvanized steel where visible.

NOTE:
Older cast-iron and galvanized steel drain piping is susceptible to leaks and restrictions of flow and may need to be replaced in the future.

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 leakage from the drain line below the hall bathtub (trap arm connection). Recommend correction to prevent possible damage from occurring.



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 a automatic safety shut-off valve and/or 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:
Seismic straps were properly installed. The importance of seismic bracing straps is to reduce the potential for movement of the water heater during an earthquake.

NOTE:
We did not verify the rating of the metal water heater stand.

PLUMBING:

Appears serviceable.

VENTING:

The water heater's flue pipe was in contact with the roof sheathing. 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.



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:

The general condition appeared serviceable with the exception of the following: 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.

KITCHEN SINK PLUMBING:

CONDITION:

Appeared serviceable.

COUNTERS & CABINETS

COUNTERTOP CONDITION:

Appeared serviceable.

DRAWERS AND CABINET

CONDITION:

Appeared serviceable.

RANGE/COOK TOP AND OVEN:

TYPE:

Electric cooktop/oven unit.

RANGE/COOKTOP

CONDITION:

Appeared serviceable. The cooktop responded properly when tested.

OVEN CONDITION:

The oven responded properly to normal controls and appeared serviceable.

VENTILATION:

TYPE AND CONDITION:

The cooktop exhaust hood fan and light responded normally when tested.

DISHWASHER:

CONDITION:

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

ELECTRICAL:

CONDITION:

GFCI outlets were not installed within 6' feet of the sink, for safety. 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

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:

Cosmetic cracks/scratches were noted in the interior finish of the sink. Recommend to monitor at this time.

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

CONDITION OF SINK

PLUMBING:

The sink's 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 observed from the faucet. We recommend repairing or replacing the faucet, for proper operation and to prevent possible water damage from occurring in this area.



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

VENTILATION:

The window in the bathroom operated properly when tested. Bathrooms need to be provided with natural ventilation by means of an exterior opening not less than 1/20 of the floor area or with a mechanical ventilation system capable of providing five air changes per hour.

ELECTRICAL:

The outlet in the bathroom was not GFCI protected. We recommend having this corrected and installing a GFCI outlet, a ground-fault interrupter devices are designed to protect against accidental shock.

HALLWAY BATHROOM:

CONDITION OF SINK:

Appeared serviceable.

CONDITION OF SINK

PLUMBING:

The sink's 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 did not operate properly when tested. Recommend correction.

TUB/SHOWER PLUMBING

FIXTURES:

The tub/shower diverter valve did not operate properly when tested. We recommend having this corrected, for proper operation.

TUB/SHOWER CONDITION:

Appeared serviceable.

ENCLOSURE CONDITION:

Appeared serviceable.

BATHROOM

MAINTENANCE:

Caulking around the tub/shower (especially at the floor line) needs to be examined periodically and renewed at the first signs of failure to help avoid possible water damage. Any 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 window in the bathroom operated properly when tested.

ELECTRICAL:

The outlet in the bathroom was not a GFCI protected. We recommend having this corrected and installing a GFCI outlet, a ground-fault interrupter devices are designed to protect against accidental shock.

OTHER OBSERVATIONS:

There were grout voids (at the joints) and surface cracks to the wall tiles, adjacent to the tub/shower (See the structural pest control report for further recommendations and repairs).

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:

Behind kitchen.

WIRING:

The 120 volt outlet appeared serviceable and responded properly when tested.

PLUMBING:

The washing machine discharge pipe was configured to drain water into the wash basin sink. A stand-pipe and drain piping is recommended for clothes washing machine discharge water. An upgrade would be to have this corrected. The stand-pipe should have a 2" inch diameter and have a minimum vertical length of 18" inches and maximum of 30" inches above the trap. In addition, the trap should be installed 6" inches above the laundry room floor and no more than 18" inches.

CLOTHES DRYER

DISCHARGE DUCT:

The clothes dryer duct was disconnected behind the dryer. Correction is recommended to prevent moisture and dryer lint build-up in the sub-area.



SINK:

There was leakage observed from the wash basin faucet (valve stem). 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. As of July 1, 2011 All single family homes and owner or tenant-occupied structures that have fossil fuel burning appliances in California need to be equipped with Carbon Monoxide Detectors.

FRONT ENTRYWAY DOOR:

CONDITON:

General condition appeared serviceable with the exception of the following: Care needs to be exercised around the non safety glass in the front entry door. All new glazing in doors, glass within 12" of the sides of doors, needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

INTERIOR DOORS

CONDITION:

General condition appeared serviceable with the exception of the following: Some of the interior bedroom doors did not latch properly (adjust the strike plate). Correction is recommended, for proper operation and safety.

CLOSET DOORS:

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

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

WALLS:

MATERIAL & CONDITION:

Drywall with wood framing, 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:

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

There was a slight degree of sloping to areas of the interior flooring. However, this condition does not appear to have any adverse effect. For further detailed information and an accurate measure of the floor level (topographic floor survey) consult with the appropriate licensed contractor for further evaluation.

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 owner or tenant-occupied structures that have fossil fuel burning appliances in California 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:

The fireplace appeared serviceable. However, there was an old gas line in the fireplace. The gas line is disconnected and should be removed, for safety. Consult with a licensed fireplace contractor for further evaluation and perform repairs as needed.



DOOR / SCREEN

CONDITION:

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

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:

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 reverse function of the garage door was checked and operated properly when tested.

DOOR TO LIVING SPACE:

CONDITION:

General condition appeared serviceable with the exception of the following: The garage-to-house door rubbed on the floor. Correction is recommended for proper operation and safety.

The garage-to-house door (fire door) did not lock. Correction is recommended for proper operation and safety.

Caution needs to be exercised at the steps as the riser height for the steps is lower than industry standards. The rise of steps or stairs should not be less than 4" inches nor more than 7 3/4" inches. In addition, the greatest riser height should not exceed the smallest by more than 3/8" inch. An upgrade (for safety) would be to have this corrected.

GARAGE EXTERIOR DOOR:

CONDITION:

The garage side door rubbed on the concrete slab. Correction is recommended for proper operation and safety.

GARAGE ELECTRICAL:

CONDITION:

There did not appear to be GFCI outlets installed in the garage. 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 the garage was built, we recommend upgrading for safety.

The garage door was powered by an extension cord. For safety, an outlet should be installed within reach of the factory cord, as extension cords should not be used in lieu of any permanent wiring methods.

For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

ATTIC

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

ATTIC AND INSULATION:

ACCESSIBILITY:

The attic was examined from the access opening only, located in the hallway.

CONDITION:

The 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.

ROOF FRAMING TYPE, SIZE

& CONDITION:

2"x4" wood rafters, 2"x6", 2"x8" wood joists. Attic framing appeared serviceable where visible.

ROOF DECKING

(SHEATHING) TYPE &

CONDITION:

Solid Oriented Strand Board (OSB). Appeared serviceable.

VENTILATION:

Appeared serviceable.

INSULATION TYPE AND

CONDITION:

Blown in fiberglass.

INSULATION DEPTH:

3" - 6" inches and installing further insulation may improve the heating efficiency.

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:

Master bedroom closet.

ACCESSIBILITY:

Crawl space was fully accessible.

CRAWL SPACE CONDITION:

There was evidence of prior moisture in the crawl space area (efflorescence on the walls, but no damp soil or standing water was observed, and the soil was dry at the time of the inspection). This moisture (if present) needs to be controlled for long term stability of the foundation. If further detailed information is needed, consult with a licensed drainage contractor to advise for possible corrections that may help reduce or eliminate site moisture.

FOUNDATION - TYPE:

Poured concrete perimeter stemwall system with interior concrete piers 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.

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.

VENTILATION:

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

GIRDER CONDITION:

Wood 4"x6". Appeared serviceable.

SUB-FLOOR TYPE AND

CONDITION:

Tongue and Groove. Appeared serviceable.

INSULATION CONDITION:

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

POST/PIER CONDITION:

Appeared serviceable where visible.

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: 2925 Hidalgo Ct. San Jose, CA 95125

Date: 01/13/2012

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.

GROUNDS

PATIO(S):

CONDITION:

1. The general condition appeared serviceable at the time of inspection with the exception of the following: Some of the wood dividers (at the joints) were lifting. We recommend having this repaired, as this condition may create a potential tripping hazard.

EXTERIOR

LIVING ROOM FIREPLACE CHIMNEY:

SPARK ARRESTER/CAP CONDITION:

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

ELECTRICAL

ELECTRICAL MAIN PANEL:

MAIN PANEL CONDITIONS:

3. General condition appeared serviceable with the exception of the following: There was an open knock-out and/or missing bushing inside the main panel box. For safety, correction is recommended.

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

NOTE:

4. The main electrical panel is manufactured by Zinsco. There have been known documented cases with problems (with the bus bar and circuit breakers) of these types of panels. However, the panel box appeared in good condition, at the time of the inspection with no visible evidence of arcing or overheating. If further detailed information is needed consult with a licensed electrician further evaluation and possible upgrade.

INTERIOR WIRING:

5. 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:

6. GFCI outlets are recommended for safety in the kitchen and bathroom areas, as GFCI type electrical outlets are designed to prevent possible electrical shock. GFCI outlets should be tested monthly to insure a proper response.

MISWIRED/UNGROUNDED ELECTRICAL OUTLETS:

7. There was an ungrounded three prong outlet, located in the dining room (east elevation). The outlet should have a ground installed (an upgrade) for safety.

EXTERIOR WIRING:

OUTLET CONDITIONS:

8. A representative sampling of outlets were tested. Overall they appeared in serviceable condition. However, there were no GFCI outlets installed at the exterior. This type of outlet has a circuit breaker which will shut off the flow of electricity in the event of a ground fault. Although GFCI outlets may not have been a requirement when this house was built, we recommend upgrading for safety.

ATTIC AND CRAWLSPACE WIRING:

ATTIC WIRING NOTES:

9. The general condition appears serviceable with the exception of the following item(s) listed below. There was loose electrical wiring observed 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.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

COMBUSTION AIR:

10. Due to the location of the cold air return the furnace closet door needs to be fully weather stripped and airtight when closed, to reduce the potential for mixing of possible noxious gases with the air circulated through the heat ducts in the event of furnace malfunction.

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

PLUMBING

FUEL SYSTEM & SHUT OFF LOCATION:

CONDITION:

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

WATER HEATER:

VENTING:

12. The water heater's flue pipe was in contact with the roof sheathing. 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.

KITCHEN - APPLIANCES

ELECTRICAL:

CONDITION:

13. GFCI outlets were not installed within 6' feet of the sink, for safety. 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

MASTER BATHROOM:

ELECTRICAL:

14. The outlet in the bathroom was not GFCI protected. We recommend having this corrected and installing a GFCI outlet, a ground-fault interrupter devices are designed to protect against accidental shock.

HALLWAY BATHROOM:

ELECTRICAL:

15. The outlet in the bathroom was not a GFCI protected. We recommend having this corrected and installing a GFCI outlet, a ground-fault interrupter devices are designed to protect against accidental shock.

INTERIOR

FRONT ENTRYWAY DOOR:

CONDITON:

16. General condition appeared serviceable with the exception of the following: Care needs to be exercised around the non safety glass in the front entry door. All new glazing in doors, glass within 12" of the sides of doors, needs to be safety glass to prevent possible injury from occurring. An upgrade (for safety) would be to have this corrected.

INTERIOR DOORS

CONDITION:

17. General condition appeared serviceable with the exception of the following: Some of the interior bedroom doors did not latch properly (adjust the strike plate). Correction is recommended, for proper operation and safety.

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

WINDOWS:

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

SMOKE DETECTORS:

COMMENTS:

19. 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:

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

LIVING ROOM FIREPLACE:

DOOR / SCREEN CONDITION:

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

GARAGE

DOOR TO LIVING SPACE:

CONDITION:

22. General condition appeared serviceable with the exception of the following: The garage-to-house door rubbed on the floor. Correction is recommended for proper operation and safety.

23. The garage-to-house door (fire door) did not lock. Correction is recommended for proper operation and safety.

24. Caution needs to be exercised at the steps as the riser height for the steps is lower than industry standards. The rise of steps or stairs should not be less than 4" inches nor more than 7 3/4" inches. In addition, the greatest riser height should not exceed the smallest by more than 3/8" inch. An upgrade (for safety) would be to have this corrected.

GARAGE EXTERIOR DOOR:

CONDITION:

25. The garage side door rubbed on the concrete slab. Correction is recommended for proper operation and safety.

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

GARAGE ELECTRICAL:

CONDITION:

26. There did not appear to be GFCI outlets installed in the garage. 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 the garage was built, we recommend upgrading for safety.

27. The garage door was powered by an extension cord. For safety, an outlet should be installed within reach of the factory cord, as extension cords should not be used in lieu of any permanent wiring methods.

28. For safe building practices, all electrical wiring in the garage area below 7' feet needs to be installed in rigid conduit or protectively covered to prevent accidental contact or possible mechanical damage from occurring.

HABITABILITY / SECURITY DEFICIENT ITEMS:

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

GROUNDS

LANDSCAPING AND SPRINKLERS:

1. There was leakage observed to the sprinkler valves around the right rear of the house, located below the main panel box. Recommend correction.

ROOF SYSTEM

FLASHINGS:

CHIMNEY:

2. General condition of the visible sections appeared serviceable with the exception of the following: There was a gap between the adjoining sections of the chimney flashing that need to be re-sealed to prevent possible water intrusion.

PLUMBING/VENT:

3. General condition of the visible sections appeared serviceable with the exception of the following: We recommend re-sealing the plumbing vents around the roof jacks, to prevent possible moisture intrusion.

HEATING & AIR CONDITIONING

HEATING SYSTEM #1 CONDITION:

CONDITION OF DUCTS:

4. General condition appeared serviceable with the exception of the following: A few sections of the heat ducts were in contact with sub-area soil, a condition that may lead to damage to the ducts. These sections of the ducts should be elevated off the ground and secured to the framing of the house to prevent possible damage from occurring.

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

PLUMBING

DRAIN LINE AND DRAIN VENT PLUMBING:

CONDITION:

5. 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 leakage from the drain line below the hall bathtub (trap arm connection). Recommend correction to prevent possible damage from occurring.

KITCHEN - APPLIANCES

KITCHEN SINK:

CONDITION:

6. The general condition appeared serviceable with the exception of the following: 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.

BATHROOMS

MASTER BATHROOM:

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

SHOWER PLUMBING FIXTURES:

8. There was leakage observed from the faucet. 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 TOILET:

9. The toilet did not operate properly when tested. Recommend correction.

TUB/SHOWER PLUMBING FIXTURES:

10. The tub/shower diverter valve did not operate properly when tested. We recommend having this corrected, for proper operation.

LAUNDRY

LAUNDRY:

CLOTHES DRYER DISCHARGE DUCT:

11. The clothes dryer duct was disconnected behind the dryer. Correction is recommended to prevent moisture and dryer lint build-up in the sub-area.

SINK:

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

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

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

FRONT PORCH:

CONDITION:

2. The general condition appeared serviceable at the time of inspection with the exception of the following: However, we recommend sealing the surface cracks at the porch to help protect the installation from possible damage.

PATIO(S):

3. The elevation of the rear concrete patio was higher than the foundation vents and this condition may allow water into the sub area. An upgrade would be to have this corrected. Consult with a qualified contractor for more extensive corrective recommendations and repairs.

EXTERIOR

WALLS:

STUCCO CONDITION:

4. 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:

5. The roof covering was an asphalt composition shingle installation and overall appears in good condition. However, there are a few exposed roofing nails that should be sealed. We recommend having a licensed roofing contractor re-inspect the roof covering, and perform routine maintenance as needed.

RAIN GUTTERS & DOWNSPOUTS:

NOTE:

6. Trim back any overhanging tree branches from the roof area and clean debris from the interior of the gutters, and we recommend installing downspout extensions for proper drainage control of the roof run-off water.

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

HEATING SYSTEM #1 CONDITION:

AIR FILTERS:

7. 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.

8. There were dust markings to the heat ducts (at the joints) in the sub area. This condition is a typical for the age of the system. However, we recommend re-sealing the ducts for better heating efficiency.

AIR CONDITIONING:

CONDENSATE DRAIN PIPING:

9. The vent for the condensate drain line from the evaporator coil was capped. Correction is recommended (Check the manufactures installation specifications).

BATHROOMS

MASTER BATHROOM:

CONDITION OF SINK:

10. Cosmetic cracks/scratches were noted in the interior finish of the sink. Recommend to monitor at this time.

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

HALLWAY BATHROOM:

BATHROOM MAINTENANCE:

12. 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:

13. There were grout voids (at the joints) and surface cracks to the wall tiles, adjacent to the tub/shower (See the structural pest control report for further recommendations and repairs).

LAUNDRY

LAUNDRY:

PLUMBING:

14. The washing machine discharge pipe was configured to drain water into the wash basin sink. A stand-pipe and drain piping is recommended for clothes washing machine discharge water. An upgrade would be to have this corrected. The stand-pipe should have a 2" inch diameter and have a minimum vertical length of 18" inches and maximum of 30" inches above the trap. In addition, the trap should be installed 6" inches above the laundry room floor and no more than 18" inches.

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

ATTIC

ATTIC AND INSULATION:

INSULATION DEPTH:

15. 3" - 6" inches and installing further insulation may improve the heating efficiency.

FOUNDATION - CRAWLSPACE

FOUNDATION/CRAWL SPACE:

INSULATION CONDITION:

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

Troy Harrison Property Inspections

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

Tel. (800) 980-3081 or (408) 778-3081

email: InspectionbyTroy@aol.com

STANDARD RESIDENTIAL INSPECTION AGREEMENT

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

Client: Kathleen McDonald Address: 2925 Hidalgo Ct., San Jose Report #0003385

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: 2925 Hidalgo Ct., San Jose Report # 0003385 INSPECTION FEE TOTAL: \$(+\$00)

Client(s): Kathleen McDonald

SELLER: _____ DATE: _____

BUYER: _____ DATE: _____

INSPECTOR: _____ DATE: _____