



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

Single Family Home



471 Cestaric Drive, Milpitas, CA

Inspection Date:

March 16, 2010

Inspected For:

Peter Zhang & Lucy Kung

C/o Michelle Lin

MAXREAL Corp.

1288 Kifer Road

Sunnyvale, California 94086

Inspected by:

John Gray

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. The purpose of this inspection is to identify and disclose **visually observable** conditions and deficiencies of the inspected systems and items at the **time of the inspection only**. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the **date of original construction** as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's **subjective opinion** of their condition, in such cases; it is our intent to remain **neutral and unbiased**. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

All **Property Inspection Service** inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the sellers disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Property Inspection Service is neither a guarantor nor insurer.

Thank you for selecting **Property Inspection Service** for your inspection; please feel free to call our office if you have any questions concerning this report.

Sincerely,

PROPERTY INSPECTION SERVICE

408.261.7000 Office – 1.800.RED.FLAG Toll Free

DESCRIPTIONS

A system or component is **SERVICEABLE** when it serves its intended purpose and shows no unusual signs of deterioration.

A **MINOR** condition exists at a system or component when, in the inspectors opinion, the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will **SUGGEST** minor items be corrected.

When we find an **UNSERVICEABLE** or **SEVERE** condition at a system or component, we will **RECOMMEND** that it be corrected. In these cases we will advise you to contact a **licensed contractor** or **qualified professional** for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

DISCLOSURES (WHAT WE DO NOT INSPECT)

This is a visual inspection. Our inspection **DOES NOT** include the examination of CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.

Our inspection **DOES NOT** include the examination or disclosure of TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD. We do NOT perform WATER QUALITY and or WATER ANALYSIS TESTING. Please contact a **qualified professional** for inspection or analysis of these items.

Our inspection **DOES NOT** include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT. **The identification of these items requires specialized skills that we do not have**, therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of **Property Inspection Service**.

PLEASE BE SURE TO READ THE ENTIRE REPORT!

Client hereby acknowledges they have received and read the ENTIRE report.

Initial _____ **Date** _____

PROPERTY SITE

1. Curbs & Gutters

The concrete curb and gutter adjacent to the street is in serviceable condition.

2. Sidewalk

The concrete sidewalk appears to be in serviceable condition. There is evidence of minor cracks and lifting, however, these conditions do not appear to compromise its serviceability, therefore, it is not required that corrective work be performed at this time.

3. Driveway

The concrete driveway is in serviceable condition. There is evidence of minor cracks and lifting at the driveway, however, these conditions do not appear to compromise its serviceability, therefore, corrective work is not required at this time.

4. Fence

The wood fence **SHOULD BE SERVICED** because the rear and north fences have settled out of plumb and the rail is broken at the north fence. It is suggested that the appropriate corrective work be performed to repair the fence.

5. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate. There appears to be a minor low point of surface water collection due to an improper soil grade at the rear north side of the building. This condition could result in surface water being retained at this location for extended periods resulting in building settlement. Routine homeowner maintenance would require that the soil adjacent to the foundation be maintained with a slope of one-half inch per foot away from the foundation for a distance of five feet. It is suggested that this condition be corrected as a part of routine maintenance.

BUILDING EXTERIOR

6. Siding

The wood exterior covering of the building is in serviceable condition.

The fiberboard exterior siding of the building **SHOULD BE SERVICED** because:

A. The siding is not sealed around the framing at the rear north side of the building. SEE PHOTO SUMMARY.

B. The siding is not sealed around the gas pipe adjacent to the gas meter.

It is suggested that the siding be repaired.

The chimney trim is loose and missing. It is suggested that the condition be corrected.
SEE PHOTO SUMMARY

7. Deck

The wood deck at the rear of the building appears to be in serviceable condition.

The deck is not provided with proper steps. It is suggested that the condition be corrected.

8. Deck Cover

The deck cover appears to be additional construction to the original building. This type of construction normally requires a building permit. Please verify the issuance of a building permit with the property owner. However, the work performed for the construction of the deck cover **DOES NOT APPEAR TO SATISFY THE BUILDING CODES** because the method of rafter attachment to the building was not performed in a code complying manner.

9. Walks

The concrete walks at the front and south side of the property appear to be in serviceable condition. There is evidence of minor cracks at the south walk and lifting at the front and south walks, however, these conditions do not compromise their serviceability, therefore, corrective work is not suggested at this time.

10. Windows

A representative number of exterior windows were inspected and appear to be in serviceable condition for proper operation and weather sealing. However, our inspection does not include the confirmation of the condition of weatherproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

11. Exterior Doors

The exterior doors appear to be in serviceable condition.

ROOF

The inspection of the roof covering was performed by walking on the roof.

12. Roof Material

The composition shingle roof covering for the building has evidence that suggests **CORRECTIVE WORK SHOULD BE PERFORMED** at this time because the roof covering is improperly installed at several locations. It is recommended that a competent roofing contractor be consulted for recommendations and corrective work. SEE PHOTO SUMMARY

THE FOLLOWING CONDITION WOULD SUGGEST CORRECTION:

A. The roof eaves are water damaged at several locations at the rear of the building. It is recommended that a competent pest control contractor be consulted for recommendations and corrective work.

13. Flashing

The roof is equipped with metal flashing. The metal flashing serve to provide a watertight seal for all penetrations through the roof, i.e., plumbing vents, flues, and chimneys.

The flashing **SHOULD BE SERVICED** because:

- A. Edge flashing is not provided at the front, front north and rear south sides of the building. SEE PHOTO SUMMARY
- B. The flashing at several locations at the rear addition is not installed in accordance with best industry practices. The present method of installation could result in leakage. SEE PHOTO SUMMARY

It is recommended that a competent roofing contractor be consulted for recommendations and corrective work.

14. Rain Gutters

Rain gutters are installed for the purpose of helping to control surface water drainage. This property is partially equipped with gutters. Rain gutters are not required by building code, therefore, the installation of additional gutters would be an added feature for the property.

The rain gutters appear to be in serviceable condition with no signs of unusual or excessive deterioration.

There is evidence of minor corrosion at the gutters. This condition does not appear to compromise the serviceability of the gutters, however, they should be serviced during routine maintenance to prevent premature failure.

15. Downspouts

The downspouts appear to be in serviceable condition with no signs of unusual or excessive deterioration.

16. Chimney Spark Arrestor

The fireplace chimney is equipped with a spark arrestor to prevent burning ash from escaping from the chimney. This is an added safety feature.

17. Chimney

The chimney appears to be in serviceable condition with no signs of unusual or excessive deterioration.

BUILDING INTERIOR

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage or furniture are not included in this inspection.

18. Rooms

The condition of the walls and the ceilings within the building do not reflect any signs of unusual or excessive settlement or structural failure.

19. Fireplace

The fireplace appears to be in serviceable condition with no signs of unusual or excessive deterioration.

20. Tub/Shower

The stall shower appears to be provided with a tempered glass type enclosure. This condition complies with the most current code for safety.

21. Wall Insulation

Our inspection of several wall cavities did not disclose any evidence of the walls being insulated. This condition is not unusual as most houses in this climate area have un-insulated walls.

22. Smoke Detector

The house is equipped with a smoke detector located in the hallway adjacent to the bedroom area. This unit should be checked monthly for proper operation.

KITCHEN APPLIANCES

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliances. This type of insurance is usually available through a "home warranty protection plan". It is suggested that all of the appliances be re-checked for adequate operation during the final walkthrough prior to the close of escrow.

23. Kitchen Appliances

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The microwave oven.
- The stovetop burners.
- The oven.
- The range hood.

The following kitchen appliance was tested and **SHOULD BE SERVICED** because:

A. The garbage disposal is inoperable.

It is recommended that a competent appliance repairperson be consulted for recommendations and corrective work.

The dishwasher drain line is equipped with a code required air gap fitting to prevent the back up of drain water with an accidental stoppage of the sink drain. However, the air gap fitting leaks water when the dishwasher is operated. It is suggested that the condition be corrected.

GARAGE

24. Garage Structure

THE FOLLOWING CONDITION AT THE GARAGE WOULD SUGGEST CORRECTION:

A. Two trusses have been cut and removed at the garage ceiling.

It is recommended that a competent contractor be consulted for recommendations and corrective work.

The wall between the garage and the habitable living area of the house is required to be protected with a fire resistive covering to protect the structural framing members. This is usually accomplished with a sheetrock wall, however, the sheetrock is missing at the rear wall at several locations. This condition should be corrected to provide adequate fire protection.

There are items of personal storage in the garage which restrict our inspection of this location.

The use of the storage platform at the garage is not recommended because it could result in overstressing of the structural members.

25. Garage Door Opener

The automatic garage door opener responded properly when tested.

ELECTRICAL

Inspection of the electrical system does not include electrical components concealed behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

26. Main Panel

The primary electrical supply for this property is 240 volts at 100 amps, all of which appears to be code complying and in serviceable condition. The main electrical panel is located at the south side of the garage.

The electrical system is provided with a main disconnect switch at the exterior of the building. This switch should always be kept accessible for use in emergencies.

27. Sub Panel

This property is also equipped with a sub panel at the garage.

28. Dryer

The house is not equipped with a 240 volt outlet to accommodate the installation of an electric clothes dryer, however, this feature is not a code requirement.

29. Circuit Wiring

The branch circuit wiring uses copper and aluminum conductors (wire). The branch circuit wiring method uses nonmetallic sheathed cable wiring. The electrical system **SHOULD BE SERVICED** to correct the following non-code complying conditions:

- A. The garage door operator is not provided with an electrical outlet within the reach of the electrical cord from the motor operator.
- B. The ground fault circuit interrupter outlet at the rear exterior of the building at the deck does not respond properly when tested.
- C. There are multiple circuits wired to a single breaker at the sub panel.

D. The junction boxes in the attic adjacent to the access and at the upper rear wall in the garage are not provided with cover plates.

E. Wire spans the garage ceiling framing without protection.

It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.

30. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters. These circuits should be tested monthly to insure proper operation for maximum safety protection.

PLUMBING

Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include sprinkler systems, portions of the plumbing concealed by finishes and/or storage (below sinks, etc.).

31. Water Piping

The domestic water piping is copper, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable, however, you may wish to make your own determination if the volume and pressure will satisfy your needs.

The main shut-off valve is located at the front of the building.

32. Drainage Piping

The drainage piping within the property is ABS plastic.

The drainage piping **SHOULD BE SERVICED** to correct the following condition:

A. The washing machine drain and the drainage piping in the master bathroom sink cabinet is an improper design. SEE PHOTO SUMMARY

It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.

33. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of fifty gallons. The unit is equipped with the following items:

- A temperature/pressure relief valve to protect the system from failure because of excessive temperature or pressure.
- An approved type gas valve to provide convenient gas shut-off.
- Sufficient combustion air ventilation to serve the burners of the water heater.
- Seismic straps to protect it from tipping over in the event of an earthquake that appear to be in compliance with the methods suggested by the Division of the State Architect.

The hot water recirculating pump serving the water heater is not included in this inspection.

The water heater **SHOULD BE SERVICED** because:

- A. The discharge piping for the temperature/pressure relief valve terminates improperly and the diameter is undersized. The code requires that this safety valve have a rigid piped system to deliver the discharged water to a safe location to avoid accidental personal injury.
- B. The distance between the flue and combustible materials is insufficient at the roof.
SEE PHOTO SUMMARY

It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.

34. Gas Piping

The gas meter and shut-off valve are located at the south side of the garage.

HEATING SYSTEM

Inspection of the heating system is limited to a visual inspection of the accessible components of the heating system.

35. System

The building heating is furnished with a gas, forced air heating unit. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- An adequate flue to handle the flue gases.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electrical disconnect switch for convenient disconnection of electrical service for unit servicing.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

The heat exchanger of the heating unit is not accessible for inspection, therefore, a complete inspection of the unit could not be performed. If further confirmation of its condition is needed, it will require a disassembly of the unit. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

THE FOLLOWING CONDITION WOULD SUGGEST CORRECTION:

A. A proper platform to the furnace in the attic is not provided.

It is recommended that a competent contractor be consulted for recommendations and corrective work.

36. Filters

The air filters for this unit should be checked periodically for cleanliness. The filters should be kept clean for efficient and economical system operation.

37. Thermostat Setback

The thermostat controlling the heating system has an energy saving night setback feature. This thermostat offers you the ability to program the system for its most economical operation.

38. Ductwork

The air distribution ductwork appears to be in serviceable condition. The ductwork is wrapped with insulation for energy conservation.

ATTIC

A limited inspection of the attic space was performed because it was inspected from the access opening due to insulation blocking the access.

39. Insulation

The attic space is insulated with fiberglass type insulation to an estimated resistance value which varies between R-11 (three and one-half inches) which is considered a minimal amount of insulation and below the recommended level necessary to provide energy efficiency and R-19 (six inches) which is considered an adequate amount for the control of heat loss during the heating season.

40. Structural Members

The structural framing in the attic appears to be adequately installed and properly supported. There is no evidence of modification or structural failure.

41. Ventilation

The ventilation in the attic space appears to be adequate to meet building code and satisfy the free air requirements.

There is evidence of damaged ventilation screens serving the rear attic area at several locations. This condition could result in large insects or birds obtaining access to the attic space. It is suggested that affected ventilation screens be repaired or replaced during routine maintenance of the exterior.

FOUNDATION & CRAWL SPACE

Our foundation inspection does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired.

A limited inspection of the foundation and crawl space was performed because they were inspected from the access opening due to muddy conditions.

42. Insulation

The under floor area of the building is not insulated. This condition is normal for this climate area as the heat loss through the floor is considered minimal.

43. Structural Members

The structural members and structural supports located in this area appear to be adequate and properly installed.

This property employs the use of adjustable steel jacks for floor support system. These supports appear to be adequate and show no evidence of unusual deterioration.

44. Ventilation

The ventilation provided for the foundation and crawl space area appears to be adequate.

45. Foundation

The perimeter concrete foundation appears to be in serviceable condition.

46. Foundation Bolts

The structural framing system is fastened to the concrete foundation by steel anchor bolts. This is considered adequate for normal earthquake protection.

47. Moisture Infiltration

There is evidence in the crawl space suggesting that standing water may have existed at certain periods in the past, perhaps during periods of severe winter rain. This condition is not uncommon in this area, particularly, with a heavy rainfall in a short period of time, therefore, we cannot confirm when, or if, this condition would repeat itself. It is suggested that a periodic inspection be made during the winter to determine if drainage improvements are required.

GENERAL COMMENTS

There appears to be additional construction to the original building at the rear addition. This construction would usually require the issuance of a building permit. Please verify with the property owner if a permit was issued for this work. The work performed at the additional construction appears to satisfy the uniform building codes for health and safety.

The abandoned kitchen range hood fan in the garage has a duct connected to the water heater flue. This should be removed. It is suggested that the condition be corrected.

REPORT PHOTO SUMMARY PAGE



The siding is not sealed around the framing at the rear north side of the building.



The chimney trim is loose and missing.



The roof covering is improperly installed at several locations.



Edge flashing is not provided at the front, front north and rear south sides of the building.



The flashing at several locations at the rear addition is not installed in accordance with best industry practices.



The washing machine drain is an improper design.



The drainage piping in the master bathroom sink cabinet is an improper design.



The distance between the flue and combustible materials is insufficient at the roof.