



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

Single Family Home



1574 Theo Drive, San Jose, CA

Inspection Date:

April 20, 2010

Inspected For:

Frank Zhuang

C/o Michelle Lin

MAXREAL

1288 Kifer Road #208

Sunnyvale, California 94086

Inspected by:

Dan Pantoja

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.

3. Driveway

The concrete driveway is in serviceable condition.

4. Fence

The wood fence is in serviceable condition with no evidence of excessive or unusual deterioration.

There are several rotted posts at the north fence. This condition appears to be the result of deferred maintenance and could be corrected during routine maintenance of the fence.

5. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate.

BUILDING EXTERIOR

6. Siding

The stucco and wood exterior coverings of the building are in serviceable condition. There are several minor cracks in the stucco exterior covering, however, these cracks do not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. These minor cracks could be corrected during routine building maintenance.

7. Patio

The concrete patio at the rear of the building is in serviceable condition. There is evidence of minor cracks, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not suggested at this time.

8. Walks

The concrete walk at the front of the property **SHOULD BE SERVICED** because there is lifting at the walk which may present a hazard to foot traffic. It is suggested that the condition be corrected.

9. 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.

10. 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.

11. Roof Material

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

12. 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 at this roof appear to be in serviceable condition and do not show any unusual signs of excessive deterioration.

13. Rain Gutters

The rain gutter at the front of the garage **SHOULD BE SERVICED** because there is active water leakage at the seam. It is suggested that the gutter be repaired to correct the deficiency.

14. Downspouts

The downspout at the rear south corner of the house **SHOULD BE SERVICED** because the bottom elbow is missing. It is suggested that the downspout condition be corrected. SEE PHOTO SUMMARY

15. 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.

16. 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.

17. 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. There are several minor hairline cracks at the plaster surfaces. This condition does not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. It is suggested that these minor cracks be repaired during routine redecorating.

THE FOLLOWING CONDITION WOULD SUGGEST CORRECTION:

A. The sheetrock is damaged at the top of the right window at the master bedroom south wall.

It is suggested that the condition be corrected.

18. Fireplace

The fireplace appears to be in serviceable condition with no signs of unusual or excessive deterioration. There is evidence of minor cracks at the firebrick lining of the firebox, however, this condition does not appear to compromise the serviceability of the fireplace.

The smoke damper **SHOULD BE SERVICED** because the smoke damper is not serviceable in its present condition because the handle is missing making it inoperable. It is recommended that a competent masonry contractor be consulted for recommendations and corrective work.

19. Tub/Shower

The stall showers appear to be provided with tempered glass type enclosures. This condition complies with the most current code for safety.

20. Wall Insulation

Our inspection of a wall cavity at the exterior wall indicated that the walls are insulated with fiberglass insulation which helps to improve the energy efficiency of the house.

21. 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.

22. Kitchen Appliances

The following kitchen appliances responded to our operational test:

- The garbage disposal.
- The stovetop burners.
- The range hood.
- The oven.

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

A. The automatic dishwasher does not cycle.

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.

GARAGE

23. Garage Structure

Inspection at the garage reveals that the garage is in serviceable condition with no signs of unusual deterioration or structural failure. There is evidence of minor floor cracks, however, this condition does not appear to compromise the serviceability of the garage.

The current fire protection code requires that a door between the garage and the living area be a solid core door with an automatic closing device. It is suggested that the present door, which has an inoperable self-closing device, be upgraded to these standards for maximum fire protection.

24. 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.

25. 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.

26. Sub Panel

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

27. Dryer

The house is equipped with a 240 volt outlet at the garage to accommodate the installation of an electric clothes dryer. However, no appliance was in place. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

28. 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 condition:

A. The wall switch in the south bedroom adjacent to the entry door is damaged.

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.

29. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters in the lower level hallway bathroom. 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.).

30. 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 south side of the garage.

There is evidence of minor corrosion at the water piping at the connections above the water heater. This condition does not appear to compromise the serviceability of the piping at this time.

The cold water is off at the kitchen sink.

31. Drainage Piping

The drainage piping within the property is ABS plastic, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration.

The underside of the right sink at the master bathroom shows evidence of corrosion. It is suggested that the area be periodically inspected to ensure that leakage is not occurring.

32. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of forty 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.

This water heater is strapped by the most popular method, however it is not in compliance with the methods suggested by the Division of the State Architect. It is suggested that the condition be corrected.

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

A. The flue to handle flue gases is improperly sloped in the garage. SEE PHOTO SUMMARY

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

33. 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.

34. System

The building heating is furnished with a gas, forced air heating unit with a capacity of 46,000 BTU. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- 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 heating unit **SHOULD BE SERVICED** because:

A. The distance between the flue and combustible materials is insufficient in the attic at the framing member above the front left bedroom. SEE PHOTO SUMMARY

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

35. 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.

36. 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.

37. Ductwork

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

ATTIC

The attic space was inspected by entering the access opening.

38. Insulation

The attic space is insulated with fiberglass type insulation to an estimated R-30 (ten inches). This is considered the maximum amount of insulation that would be required in this climate area.

39. 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.

40. Ventilation

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

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.

The design of this building does not incorporate the use of a crawl space, therefore, under floor structural and mechanical items cannot be inspected.

GENERAL COMMENTS

The wall-mounted air conditioning unit at the master bedroom responded properly when tested.

THE FOLLOWING CONDITIONS WOULD SUGGEST CORRECTION:

A. There is deterioration of the wood trim at the exterior of the window of the den. It is recommended that a competent pest control contractor be consulted for recommendations and corrective work.

B. The shelf in the master bedroom closet is damaged. It is suggested that the condition be corrected.

REPORT PHOTO SUMMARY PAGE



The bottom elbow is missing at the rear south corner of the house.



The flue to handle flue gases is improperly sloped in the garage.



The distance between the flue and combustible materials is insufficient in the attic at the framing member above the front left bedroom.