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# Property Inspection Service

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PROFESSIONAL BUILDING INSPECTION

## Single Family Home



3940 Bouquet Park Lane, San Jose, CA

**Inspection Date:**

June 29, 2010

**Inspected For:**

Cynthia Mih & Rayleigh Chin

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. There are minor cracks at the driveway, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not required at this time.

### **4. Fence**

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

There are several rotted posts at the south 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.

The downspouts drain into a drain line below the ground. This inspection cannot confirm that the system has been properly installed because there is no visual access. Please consult with the property owner to confirm proper installation and termination of this drain line.

## BUILDING EXTERIOR

### **6. Siding**

The stucco exterior covering of the building is in serviceable condition. There are several minor cracks in the 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. Deck**

The upper level wood deck at the front of the building appears to be in serviceable condition.

## **8. Patio**

The concrete patio at the rear of the building is in serviceable condition.

## **9. Walks**

The tile walk at the front of the property and the concrete walks at the rear and south side of the property appear to be in serviceable condition. There are minor cracks in the rear and south walks, however, this condition does not appear to compromise their serviceability, therefore, repair is not suggested at this time.

## **10. Windows**

A representative number of exterior windows were inspected. However, our inspection does not include the confirmation of the condition of waterproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional cost.

### THE FOLLOWING WINDOW CONDITION WOULD SUGGEST CORRECTION:

A. There is evidence of condensation between the dual panes of the windows at the master bedroom and lower level bedroom and at the center window of the family room. This condition indicates broken seals.

It is suggested that the window condition be corrected.

## **11. Exterior Doors**

### THE FOLLOWING DOOR CONDITIONS WOULD SUGGEST CORRECTION:

A. The side door of the one car garage rubs on the jamb.

B. The family room door rubs on the sill.

It is suggested that the door conditions be corrected.

## **ROOF**

## **12. Roof Material**

Because of its height, inspection of the upper level roof covering and its related components could not be performed.

The lower level tile roof covering appears to be in serviceable condition. Our inspection of this type of roofing material is made from the roof eaves and the accessible underside portions of the roof because walking on this roof could result in damage or breakage. Our inspection does not confirm the condition of the concealed water proofing membrane. Inspection of this item could be made by special arrangement and additional cost.

There are overhanging tree limbs or shrubs which could come in contact with and damage the roof covering at the north side of the building at the lower level. While performing routine maintenance, they should be trimmed to prevent any contact to the roof covering.

### **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. There are cracks at the wall to roof flashing above the two car garage. SEE PHOTO SUMMARY

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

### **14. Rain Gutters**

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

The gutter at the north side of the garage is debris filled which is clogging its drainage ability. This condition prevents complete inspection and should be corrected as soon as possible to prevent excessive deterioration.

### **15. Downspouts**

The downspouts appear 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.

### **16. 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.

### **17. 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.

### **18. 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.

## **19. Smoke Detector**

The house is equipped with smoke detectors located in the hallway adjacent to the bedroom area and in the bedrooms. These units 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.

## **20. Kitchen Appliances**

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The garbage disposal.
- The stovetop burners.
- The ovens.
- The range hood.

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

A. The microwave oven 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.

## **GARAGE**

## **21. Garage Structure**

Inspection at the on ad two car garages reveals that the garages are 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 garages.

There are items of personal storage in the garages which restrict our inspection of these locations.

## **22. Garage Door Opener**

The automatic garage door openers 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.

## **23. 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 house.

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.

## **24. Sub Panel**

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

## **25. Dryer**

The house is equipped with a 240 volt outlet at the laundry room to accommodate the installation of an electric clothes dryer. However, there is a gas dryer 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.

## **26. Circuit Wiring**

The branch circuit wiring uses copper conductors (wire), all of which appear to be properly protected and code complying for the date of its original installation. The branch circuit wiring method uses nonmetallic sheathed cable wiring.

Extension cord has been used as circuit wiring to serve the fountain at the front porch. It is suggested that the condition be corrected.

## **27. 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.).

### **28. 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 house.

### **29. Drainage Piping**

The drainage piping within the property is ABS plastic.

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

A. There is an improper connection of the water softener drain line to the cleanout at the south exterior side of the house.

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

B. There is a hole at the cleanout cap at the south exterior side of the house.

It is suggested that the plumbing condition be corrected.

### **30. Water Heater**

The domestic hot water is furnished by a gas water heater with a capacity of fifty gallons. The unit appears to be serviceable with no signs of unusual deterioration or premature failure. 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.
- An adequate flue to handle flue gases.
- 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.

### **31. Gas Piping**

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

## HEATING SYSTEM

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

### **32. System**

The building heating is furnished with gas, forced air heating units with a capacity of 66,000 BTU at the lower level unit and 69,000 BTU at the upper level unit. The units are 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 exchangers of the heating units are not accessible for inspection, therefore, a complete inspection of the units could not be performed. If further confirmation of their condition is needed, it will require a disassembly of the units. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

The flue for the furnace in the attic does not appear to extend far enough through the roof flashing. It is recommended that a competent heating contractor be consulted for review.

### **33. Filters**

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

### **34. Thermostat Setback**

The thermostats controlling the heating systems have energy saving night setback features. These thermostats offer you the ability to program the systems for their most economical operation.

### **35. Ductwork**

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

### **36. Decorative Log Appliance**

The building is furnished with a gas, decorative log appliance at the family room. The unit appears to be in serviceable condition with no signs of unusual deterioration or premature failure. 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 electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

## **ATTIC**

The attic space was inspected by entering the access opening.

### **37. 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.

### **38. 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.

### **39. 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 property site has grade slope ratios greater than a two-to-one slope ratio. **OUR FIRM DOES NOT PROVIDE AN ANALYSIS OF SITE STABILITY** when this condition exists as it would require a technical knowledge beyond the scope of our inspection. Therefore, the appropriate specialist should be consulted if confirmation of site stability is desired.

The air conditioning units responded to the thermostat controls. Property Inspection service makes no representations as to the efficiency, cooling capacity or continued operation of the air conditioning systems. If further evaluation is desired, Property Inspection Service suggests contacting a competent air conditioning contractor.

The following items are not included in this report:

- A. An evaluation of retaining walls used for soil and site grading stability.
- B. The master bathroom whirlpool tub and its related components.
- C. The central vacuum.
- D. The water softener.
- E. The alarm system.

The air conditioner plumbing lines are not adequately sealed at the rear exterior wall of the house. It is suggested that the condition be corrected.

## REPORT PHOTO SUMMARY PAGE



There are cracks at the wall to roof flashing above the two car garage.