



HOME ANALYSIS SERVICE

P.O Box 391080 Mountain View, Ca. 94039-1080

OFFICE (650) 968-7747 FAX (650) 968-2466

Inspector: Gale Miyahara

Order Information			
This Report is Exclusively for:			
Client	Westmont Development	Inspection Date	1/3/11
Inspection Address	408 Fuller Ave., San Jose (2 units)		
Weather Condition	Clear / Time 9:00 a.m.		
Agent	Chris Hopkins	Office	Westmont D.
Phone	996-2021	Fax	

INVOICE BILLING	
Inspection Amount	\$525.00
Payment Instructions:	Bill to Westmont Development

ESCROW INFORMATION	
Title Company	
Escrow #	
Escrow Officer	
Title Co. Address	
Phone #	
Fax #	

* The client is legally responsible for payment of the inspection cost whether any escrow closes or not. Billing through escrow is extended as a courtesy not to exceed 60 days. Invoices not paid will incur additional costs and the property will be subject to a mechanics lien.

HOME ANALYSIS SERVICE
Residential & Commercial Property Inspections

Table of Contents

Scope of Inspection	3
Definition	4
Exterior	5-6
Electrical System	7
Heating & A/C Systems	8
Plumbing & Water Heating	9
Kitchen	10
Bathrooms	11
Interior	12
Foundation, Framing & Insulation	13
Analysis Highlights	14 &15
Property Inspection Contract	16 & 17

INTRODUCTION

The Inspection Report must be read in its entirety to understand the scope and limitations of the Inspection Process.

SCOPE OF INSPECTION: The scope of this report is limited to only the accessible areas of the premises including the amount of time allowed to inspect these items, so the intent of this report cannot be technically exhaustive in any one field. The scope of this report is limited to only the items discussed in the report, and does not extend to areas which were concealed by soils, walls coverings and veneers, floor coverings, treatments, furnishings or built up storage.

***The inspection does not include any dismantling of systems or appliances, temperature or refrigerant pressure testing or probing of any floor or wall coverings. Un-expected repairs /replacement to appliances and plumbing leaks can sometimes develop between the time of inspection and the close of escrow which is the determining factor in why this report is not a guarantee or warranty whether implied or expressed for the continued function of the items inspected.**

***Consult with your agent concerning the purchase of a Home Warranty Protection Policy.**

***There may be conditions or previous concealed repairs only known by the seller and have not been disclosed to the client or inspectors, the re-evaluation of all disclosures and conversation with sellers or agent should be of a concern.**

Disclaimers & Limitations: This report is not a building code or compliance check, nor does it warrant or guarantee that zoning code compliance's with either state or local agency requirements have been addressed. This report does not address any hazardous materials such as but not limited to asbestos, radon gas, lead, lead base paint, lead pipe, pesticides, abandoned underground tanks and electromagnetic fields (EMF), Etc. There are certain systems on the property that are not within the scope of this inspection, and they are security systems, pools & spas, septic tanks, underground tanks, sump pumps, solar equipment, radiant heating and heat pumps, water softeners and irrigation systems and timers and central vacuum systems. The geology of the site including soils stability or movement are not within the scope of this inspection, and should be addressed by a specialist in this field only.

***This report is not a Pest, Termite or Mold inspection and cannot be used in replacement of such reports. The presence or absence of pest, wood damaging organisms, fungus and water related damages, mold, insects or vermin is beyond the scope of this inspection and should be re-evaluated by a specialist in that field.** Periodic inspections by a licensed pest control and extermination company should be considered as part of regular property maintenance.

The inspection of the roof is not a substitute for a complete roofing inspection, only visible damage or penetrations will be referred to a roofing contractor for inspection and corrective repairs which will guarantee water tightness for a determined amount of time based on the roofing contractors warranty.

Important Disclosure

This report is provided for informational purpose only and is not a replacement for California Civil Code 1102 (Real Estate Transfer Disclosure Statement). However, if this is a sellers inspection this report can only be used to supplement the sellers disclosure requirements to within the scope of the property inspection. The buyer or second party is obligated to exercise due diligence in hiring their own inspection with a qualified property inspector of their choice or accept requirements of a scheduled and paid for walk-thru inspection of the property before the close of escrow and understand the scope and limitations of this report. *The procedures of this inspection conforms to the Standards of Practice and have been read and approved by the American Society of Home Inspectors (ASHI).

DEFINITIONS

Inspections of most properties structural components and systems of the property often show signs of significant non function, excessive or unusual wear or deferred maintenance which are defined by key words in evaluating the condition or state of repair recommended.

1) *Newer Installation*: The item viewed or operated appears in excellent condition, and recently replaced.

2) *Good Serviceable Condition*: The item or appliance appears installed correctly and no adverse conditions were visible during operation.

3) *Non-Operational/ Corrective Action*: These are issues that affect performance or are safety priorities that require immediate attention or replacement.

4) *Non Code*: The building Dept. within the property jurisdiction is the only source to determine the code compliance of any installation. The misconception with code status is determining that the code only comply with installations applicable at the time of the original construction or modification performed.

***** Disclaimer *****

This report is confidential and was prepared solely for the use of the client whose name appears on the front cover of this inspection report. **This report is not transferable to a second party without prior written approval from Home Analysis Service, a set monetary fee (half the cost of original inspection) and a physical walk through of the property in question with the second party so that all issues and limitations of the property inspection report can be discussed.** Much of the information discussed during the inspection process is verbal and may not be included in the written text of the inspection report,

***Home Analysis Service disclaims all responsibility to other parties who may rely on this report except for information only and will not guarantee or warranty of the condition of the property unless previous requirements have been met.**

***The contents and or information of this Inspection Report is valid for 6 months from the date the inspection was performed.**

Site & Building Exterior

<p><i>Exterior Siding</i></p>	<p>The building exterior was stucco clad, horizontal wood lap and masonry-rock veneer siding that showed no visible damages and overall appeared in good serviceable condition. There were stucco cracks visible but do not appear to be the result of structural failure but evidence of building movement attributed from seismic activity or expansive soils.</p> <p>*The right side exterior stucco siding exhibits previous repairs but still exhibit un-even bowed out siding that appears attributed from previous structure lateral shifting (re-evaluate integrity).</p> <p>*The wrought iron staircase exhibits evidence of settlement separation with attachment to stucco siding (repair).</p>
<p><i>Driveway, Walks & Grading</i></p>	<p>The asphalt and poured concrete driveway and walkways appear in serviceable condition.</p> <p>*There were settlement cracks (patched asphalt) and un-even surfaces attributing to a trip hazard (contact a trades person).</p> <p>Note: The lot grading is sloped from the rear yard towards the structure, and there was visible evidence of ponding or accumulation of runoff around the perimeters and where downspouts discharge around the perimeters (re-evaluate and correct drainage controls).</p>
<p><i>Roof System Gutters & Downspouts</i></p>	<p>The hip style roof was not inspected by physically walking on the surface due to difficult and wet conditions. There were no visible penetrations or obvious leakage only where visible and accessible from the attic space. The metal jack flashings to plumbing and heating vents were not accessible.</p> <p>*The metal downspouts show corrosion penetration damages (replacement).</p> <p>*The detached garage modified composition coverage exhibits negative grading with ponding water, deterioration, separated joints, damaged drip edge flashings and blistering (consult with a roofing contractor).</p>
<p><i>Chimneys & Enclosures</i></p>	<p>Does not Apply</p>
<p><i>Decks, Fencing & Retaining Walls</i></p>	<p>The rear yard wood fences exhibit normal deterioration and weathering but overall appear in functional condition only where visible and where not restricted by vegetation growth.</p> <p>*The right side yard fence system exhibits leaning due to failing post supports (contact a trades person).</p>

Site & Building Exterior

<p><i>Exterior Doors & Garage Door</i></p>	<ul style="list-style-type: none"> *The lower unit front entry door is non latching closed and missing the door jamb striker plate (contact a trades person). *The detached carport wall structure mudsill plate is below the flatwork grading which attribute to water related damages (see the pest report).
<p><i>Windows & Trim</i></p>	<ul style="list-style-type: none"> Only accessible windows (original single pane sliders) were operated for function in each room, and those operated appear to be in serviceable condition. *There were visible cracked window panes to the lower unit bathroom and bedroom and 2nd floor bedroom. *Most window screens where installed were bent and screen damaged.
<p><i>Comments & Recommendations</i></p>	<ul style="list-style-type: none"> *The right side exterior stucco siding exhibits previous repairs but still exhibit un-even bowed out siding that appears attributed from previous structure lateral shifting (re-evaluate integrity). *The wrought iron staircase exhibits evidence of settlement separation with attachment to stucco siding (repair). *There were settlement cracks (patched asphalt) and un-even surfaces attributing to a trip hazard (contact a trades person). *The metal downspouts show corrosion penetration damages (replacement). *The detached garage modified composition coverage exhibits negative grading with ponding water, deterioration, separated joints, damaged drip edge flashings and blistering (consult with a roofing contractor). *The right side yard fence system exhibits leaning due to failing post supports (contact a trades person). *The lower unit front entry door is non latching closed and missing the door jamb striker plate (contact a trades person). *The detached carport wall structure mudsill plate is below the flatwork grading which attribute to water related damages (see the pest report). *There were visible cracked window panes to the lower unit bathroom and bedroom and 2nd floor bedroom. *Most window screens where installed were bent and screen damaged. <p>Recommendations where applicable to negative soil grade and ponding: All properties with negative soils grading or hillside sloping towards the foundation and structure is a concern, and the re-evaluation of the perimeter yard runoff / drainage to re-direct away from the structure is important for foundation and structural integrity. Consult with a drainage contractor concerning the re-evaluation and installation of drainage controls whether gravity flow or mechanical operation.</p>

Electrical System

<p><i>Main Panel</i></p>	<p>The main electrical service is 220 volts with two original 60 amp rated panel and main buss fuse disconnects. The service panel was located at the side corner of the house and supplied by overhead conductors. The fused circuits were correctly sized with the proper wire gauge conductors, and there were no double lugged circuits. The system grounding source was not located.</p>
<p><i>Sub Panel</i></p>	<p>The overload protection is supplied by two circuit breaker sub panels located at the exterior cabinet that do not show any visible wiring problems. The circuit breakers were correctly sized with the proper wire gauge conductors, and there were no double lugged breakers.</p>
<p><i>Receptacles & GFI Protection</i></p>	<p>The exterior and interior receptacles were tested and showed to be of 2 or 3 prong outlets that responded normally. *GFCI outlets which are current safety requirements around water usage areas to prevent hazardous shock were not installed. There were no detected reverse polarity outlets or misrepresented grounded (3 prong) outlets on ungrounded circuits.</p>
<p><i>Wiring</i></p>	<p>The accessible wiring visible from the attic and sub accesses appear to be copper. The wiring was knob & tube, protected metal conduit, armor cable or non metallic sheathed romex that overall appears in serviceable condition only where accessible. Note: The inspection and re-evaluation of wiring installations in the attic space were mostly inaccessible due to encapsulation by ceiling insulation coverage.</p>
<p><i>Lights & Switches</i></p>	<p>The light fixtures around the premises appear in serviceable condition and those tested operated normally. The representative number of light switches operated responded normally. Note: The laundry area is plumbed for washer only.</p>
<p><i>Comments & Recommendations</i></p>	<p>Recommendation if not installed at required locations: Install GFCI circuit protection to electrical outlets in close proximity to water sources at the exterior, garage, laundry, kitchen and bathrooms to prevent accidental shock.</p>

Heating System

<p><i>Heating Source & Condition</i></p>	<p>The main heating sources to lower and upper units were supplied by older gas fired wall units that were located in the living rooms. The visual only inspection (no dismantling) through the limited front burner access shows minimal corrosion, but no unusual deterioration or penetration crack damage to only the accessible areas of the front heat chamber, (the complete viewing of the chamber can only be viewed after some dismantling and sometimes removal of the blower unit). The standing pilot lights were operating which ensures that the thermocouples are functional.</p> <p>*Visible from the attic space were both units gas venting flue pipes that exhibit excessive heat discoloration to the underside of roof plywood shearing (re-evaluate for fire safety).</p> <p>Disclaimer: Due to limited access to inspect the entire combustion chamber this report is not a guarantee or warranty that the unit is free of penetration damages and can only be detected after some dismantling and a more extensive inspection is performed (Purchase a home warranty policy for protection).</p>
<p><i>Ducts, Insulation & Air Flow</i></p>	<p>Does not Apply</p> <p>Disclaimer: Homes built pre-1978 may have asbestos materials encapsulated in floor coverings, wall and ceiling coverings or wrapped insulation to heating and hydronics heat distribution systems. It is the discretion of the homeowner to re-evaluate and do proper testing to determine if the presence of asbestos exists and abatement is at the discretion of the homeowner.</p>
<p><i>Air Conditioning</i></p>	<p>Does not Apply</p>
<p><i>Combustion Air & Filters</i></p>	<p>Fresh air is required for proper combustion of the gas furnace and water heater appliances, do not put storage in front of these appliances to restrict proper ventilation. Interior closets require penetrations for combustion air access through the ceilings, sub vent or front door enclosures.</p>
<p><i>Comments & Recommendations</i></p>	<p>*Visible from the attic space were both units gas venting flue pipes that exhibit excessive heat discoloration to the underside of roof plywood shearing (re-evaluate for fire safety).</p> <p>Information Only: The occupants of the house should be aware that the normal life expectancy for this type of heating unit is 15-20 years. The limited access to view the combustion chamber is not a guarantee that penetrations exist but only a best efforts view without having to dismantle the unit. For safety and a precaution especially with older units over 20 yrs. is to consult with PG&E to re-evaluate the condition of the unit with the use of carbon monoxide detection devices, and it is also advised to install a carbon monoxide detector in the home for early detection and health safety during the use of any gas appliances.</p>

Plumbing System

<i>Water Supply & Pressure</i>	The property is serviced by a public water service for domestic needs. The water pressure appeared to be adequate only, (within the range of 40-60 psi), although this pressure may vary during the course of operation due to irrigation, house or neighborhood usage. The water clarity was good with no unusual discoloration or cloudiness detected at this time.
<i>Pipe Material & Shutoff Values</i>	The water supply piping that was visible and accessible was galvanized steel that overall appears to be in serviceable condition where accessible from the crawlspace. The main water shutoff valve was located at the side of the house. The gas meter and shutoff were located at the side corner of the house and was accessible. Note: There was no emergency gas shutoff wrench located (seismic safety upgrade).
<i>Drain Lines & Venting</i>	The waste and drain piping was visible cast iron. The vent piping for the waste systems located as roof penetrations appear properly installed and in good serviceable condition only where viewed from the attic space.
<i>Water Heater</i>	The domestic hot water common for both units is furnished by an older (5-8 yrs) gas fired Rheem 50 gal. unit that was located at the exterior closet. The water heater does not have to comply with being installed on a raised wood platform to eliminate the chance of fire from flammable vapors. There is a temperature pressure relief valve with drain pipe extension that properly discharges to the exterior. Note: The installation of seismic strapping (2 straps of approved strapping material) and adequate blocking between the tank and wall structure was in compliance. Note: A drip pan has not been installed below the water heater to reduce the chance of water damage to the wood platform should a leak occur.
<i>Exterior Plumbing & Hose Bibs</i>	The exterior hose bibs were operated and were in serviceable condition with no active leaking or unusual damage.
<i>Comments & Recommendations</i>	Sellers are obligated to strap the water heater tank to current code compliance as of 1/1/96 (Bus. & Prof. Code 19211). The straps should be of 24 gauge min. steel or city approved materials with one strap within 9 inches of the top, and 4 inches of the bottom gas service valve. The fasteners should be a minimum ¼"x3" threaded lag bolts. If the tank is placed away from the fixed structure then blocking must be installed to impede movement of the tank.

Kitchen

<p><i>Appliances</i></p>	<p>The gas ranges and ovens responded normally to the controls. The ceiling exhaust fans were operated and functioned normally.</p> <p>Note: There were no sink disposals or dishwashers installed.</p>
<p><i>Cabinets & Countertops</i></p>	<p>The countertops were original ceramic tile and overall appeared in serviceable condition. The wood cabinets show wear but no significant deterioration damage. The cabinet doors and drawers slides functioned normally and were reasonably easy to operate.</p> <p>Note: Due to significant floor sloping cabinet and counters exhibit sloping and separations.</p>
<p><i>Sinks, Plumbing & Fixtures</i></p>	<p>The porcelain / enamel sinks, fixtures and under sink plumbing showed no visible leaking or water damage and appeared in serviceable condition.</p>
<p><i>Electrical & Fixtures</i></p>	<p>All the switches were tested and responded appropriately to an attached appliance or light fixtures.</p> <p>*GFCI protection outlets are recommended around the kitchen water services but were not installed (recommended upgrade).</p>
<p><i>Floors & Cosmetic</i></p>	<p>The kitchen floor covering was sheet vinyl and appeared in serviceable condition with no visible separation, lifting seams, unusual cupping or obvious damage.</p> <p>*The 2nd floor unit kitchen window sill tiles exhibit lifting and separated grouting voids.</p> <p>*The 2nd floor kitchen window latches were not functional.</p> <p>*The 2nd floor kitchen ceiling exhibits previous repairs (consult with homeowner).</p> <p>Note; Floor sloping was detected throughout the kitchen.</p>
<p><i>Comments & Recommendations</i></p>	<p>*GFCI protection outlets are recommended around the kitchen water services but were not installed (recommended upgrade).</p> <p>*The 2nd floor unit kitchen window sill tiles exhibit lifting and separated grouting voids.</p> <p>*The 2nd floor kitchen window latches were not functional.</p> <p>*The 2nd floor kitchen ceiling exhibits previous repairs (consult with homeowner).</p> <p>Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.</p>

Bathrooms	
<i>Sink Fixtures & Plumbing</i>	<p>The bathroom sinks, drain traps, connections and fixtures were inspected for leakage, unusual wear, deterioration and overall condition.</p> <p>*The main floor unit bathroom sink basin exhibits damage and a penetration hole (replace).</p> <p>*The 2nd floor unit sink hot / cold fixtures exhibit low water pressure.</p>
<i>Toilets</i>	<p>All the toilets were inspected and operated for proper function and were found to be serviceable. The toilets were secure to floor mounts with no visible leaking when viewed from around the toilet bases or from the crawlspace inspection.</p> <p>*The main floor unit bathroom toilet water tank is loose.</p> <p>*The 2nd floor unit bathroom toilet water tank lid is cracked.</p>
<i>Cabinets & Countertops</i>	<p>*Both bathroom wall mounted sink basins were loosely attached to wall mounts. The wood cabinets show wear but no significant deterioration. The cabinet doors and drawers slides functioned normally and were reasonably easy to operate.</p>
<i>Shower & Tub Enclosures</i>	<p>*The main floor bathroom shower & tub tile surround and window sill exhibits expanded and loose tiles.</p> <p>*The main floor bathroom tub-shower hot water flow was minimal.</p> <p>*The main floor bathroom ceiling exhibits water damage and active leaking from bathroom above.</p> <p>*The main floor bathroom wall exhibits water damage and loose coving tiles below the bathtub.</p> <p>*The 2nd floor bathroom exhibits water damages to wall covering below bathtub.</p> <p>*The 2nd floor bathroom tub-shower hot / cold fixtures exhibit leaking during use.</p> <p>Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.</p>
<i>Ventilation</i>	<p>The openable windows function for bathroom ventilation.</p>
<i>Floors & Coverings</i>	<p>*The floor coverings were sheet vinyl and ceramic tile, there were visible water damage to the inspected floor coverings / sub structure (see the pest report).</p> <p>*The 2nd floor bathroom doorway is significantly out of plumb and door un-closeable.</p>
<i>Comments & Recommendations</i>	<p>*The main floor unit bathroom sink basin exhibits damage and a penetration hole (replace).</p> <p>*The 2nd floor unit sink hot / cold fixtures exhibit low water pressure.</p> <p>*The main floor unit bathroom toilet water tank is loose.</p> <p>*The 2nd floor unit bathroom toilet water tank lid is cracked.</p> <p>*Both bathroom wall mounted sink basins were loosely attached to wall mounts.</p> <p>*The main floor bathroom shower & tub tile surround and window sill exhibits expanded and loose tiles.</p> <p>*The main floor bathroom tub-shower hot water flow was minimal.</p> <p>*The main floor bathroom ceiling exhibits water damage and active leaking from bathroom above.</p> <p>*The main floor bathroom wall exhibits water damage and loose coving tiles below the bathtub.</p> <p>*The 2nd floor bathroom exhibits water damages to wall covering below bathtub.</p> <p>*The 2nd floor bathroom tub-shower hot / cold fixtures exhibit leaking during use.</p> <p>*The floor coverings were sheet vinyl and ceramic tile, there were visible water damage to the inspected floor coverings / sub structure (see the pest report).</p> <p>*The 2nd floor bathroom doorway is significantly out of plumb and door un-closeable.</p> <p>Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.</p>

Interior	
<i>Fireplace (s)</i>	Does not Apply
<i>Finished Floors</i>	The floor coverings throughout the house were wall to wall carpeting, sheet vinyl and tile, there were no adverse condition or significant damages noted to the floor coverings only where accessible to view around furnishings of the home. Note: There is significant floor sloping, wall / ceiling cracks and out of plumbed windows and doorways attributed to shifting of the structure (consult with a structural engineer).
<i>Finished Ceiling & Walls</i>	The finished ceilings and wall coverage were textured drywall / plaster, there were ceiling and wall cracks noted although usually appear around window and doorway openings but the extent of visible cracks appear consistent with significant movement of the structure. Note: The homeowners should be aware that ceiling acoustic texturing due to the age of original construction may contain asbestos materials.
<i>Interior Doors & Windows,</i>	The interior doors were operated and most were found to be functional. *A representative number of window latches and locks were tested for operation and most responded normally but exhibit defective latching (re-evaluate / repair). *The main floor unit living room picture window exhibits a BB hole penetration. *Infestation damages were visible to the living room window sill at the 2 nd floor unit living room, see the pest report.
<i>Lights, Switches, Receptacles & Smoke Detectors</i>	A representative number of light switches were tested and most all responded to a light fixture or outlet. A representative number of receptacles were operated and they responded normally. The smoke detectors were installed in the required hallway and bedroom locations, they were not tested at this time.
<i>Comments & Recommendations</i>	*A representative number of window latches and locks were tested for operation and most responded normally but exhibit defective latching (re-evaluate / repair). *The main floor unit living room picture window exhibits a BB hole penetration. *Infestation damages were visible to the living room window sill at the 2 nd floor unit living room, see the pest report.

Foundations & Crawlspace

<p><i>Attic (framing, insulation & ventilation)</i></p>	<p>The original attic roof framing appeared secure while showing the standard bracing and support members of 2x rafters approximately 24 inches on center with periodic purlin supports and collar ties. There was no visible sign of non function or damage to only the accessible areas of structure visible from the hatch due to restricted clearance. The insulation was a loose fill fiberglass material used to a depth of four to six inches.</p> <p>*The attic was minimally vented (eave vents) which can help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended).</p> <p>Note: Water stains were visible to the underside of the roof structure and may have been attributed to a previous roof coverings or penetrations previously repaired, Consult with the Homeowner or Roof Report.</p>
<p><i>Foundation Type & Condition</i></p>	<p>The foundation was a poured concrete raised perimeter system with concrete pier blocks and wood post supports.</p> <p>*There were visible vertical cracks noted to the stem walls a few that exceed more than 1/2" in width and exhibit displacement or lateral rotation damage and appear consistent with systems showing settlement and rotation (contact a foundation contractor).</p> <p>*There were significant tilted posts compromising support under the right side areas of the crawlspace.</p> <p>*There has been previous foundation repair that appears in-completed in the crawlspace.</p> <p>Information: Cracks in nature are normal for this type of poured concrete construction and are basically due from soils expansion, seismic movement and general shrinkage, and usually do not compromise the integrity of most foundations systems.</p>
<p><i>Structural Members & Support</i></p>	<p>The inspection of the crawlspace was performed by physical crawling.</p> <p>*The structural members of wood joists and girders were viewed, and there was visible evidence of significant movement or settlement damage to main girders which were significantly sagging (consult with a foundation contractor).</p> <p>*There has been previous attempts to install retrofit simpson bracing throughout the crawlspace but were in-complete and not attached.</p> <p>Note: Water stains were visible to sub floor structures of the bathrooms and should be re-evaluated by the Pest Inspection as to any related water damages.</p> <p>Foundation anchoring bolts were visibly installed.</p>
<p><i>Moisture</i></p>	<p>There was visible efflorescence deposits but no visible damp, muddy soils noted at this time. There was no evidence of standing water at this time, but re-evaluation and controlling of watering, irrigation, roof and grade runoffs will be the determining factor in the long term stability of the foundation and structure.</p>
<p><i>Comments & Recommendations</i></p>	<p>*The attic was minimally vented (eave vents) which can help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended).</p> <p>*There were visible vertical cracks noted to the stem walls a few that exceed more than 1/2" in width and exhibit displacement or lateral rotation damage and appear consistent with systems showing settlement and rotation (contact a foundation contractor).</p> <p>*There were significant tilted posts compromising support under the right side areas of the crawlspace.</p> <p>*There has been previous foundation repair that appears in-completed in the crawlspace.</p> <p>*The structural members of wood joists and girders were viewed, and there was visible evidence of significant movement or settlement damage to main girders which were significantly sagging (consult with a foundation contractor).</p> <p>*There has been previous attempts to install retrofit simpson bracing throughout the crawlspace but were in-complete and not attached.</p> <p>Disclaimer: Buyers should be aware that basements, retaining walls, below grade rooms, enclosures and negative sloped driveways towards the structure may attribute to runoff drainage intrusions or ponding water but were not visible at the time of inspection. Only the actual occupancy of the property for an extended time can there be evaluation of any signs of unusual runoff drainage patterns. There may not be visible evidence of these issues at the time of inspection and consulting with the homeowners disclosure will determine if there has been any unusual runoff patterns or areas of standing water.</p>

Analysis Highlights

<p>Exterior</p>	<ul style="list-style-type: none"> *The right side exterior stucco siding exhibits previous repairs but still exhibit un-even bowed out siding that appears attributed from previous structure lateral shifting (re-evaluate integrity). *The wrought iron staircase exhibits evidence of settlement separation with attachment to stucco siding (repair). *There were settlement cracks (patched asphalt) and un-even surfaces attributing to a trip hazard (contact a trades person). *The metal downspouts show corrosion penetration damages (replacement). *The detached garage modified composition coverage exhibits negative grading with ponding water, deterioration, separated joints, damaged drip edge flashings and blistering (consult with a roofing contractor). *The right side yard fence system exhibits leaning due to failing post supports (contact a trades person). *The lower unit front entry door is non latching closed and missing the door jamb striker plate (contact a trades person). *The detached carport wall structure mudsill plate is below the flatwork grading which attribute to water related damages (see the pest report). *There were visible cracked window panes to the lower unit bathroom and bedroom and 2nd floor bedroom. *Most window screens where installed were bent and screen damaged.
<p>Electrical</p>	<p>Recommendation if not installed at required locations: Install GFCI circuit protection to electrical outlets in close proximity to water sources at the exterior, garage, laundry, kitchen and bathrooms to prevent accidental shock.</p>
<p>Heating System</p>	<ul style="list-style-type: none"> *Visible from the attic space were both units gas venting flue pipes that exhibit excessive heat discoloration to the underside of roof plywood shearing (re-evaluate for fire safety). <p>Information Only: The occupants of the house should be aware that the normal life expectancy for this type of heating unit is 15-20 years. The limited access to view the combustion chamber is not a guarantee that penetrations exist but only a best efforts view without having to dismantle the unit. For safety and a precaution especially with older units over 20 yrs. is to consult with PG&E to re-evaluate the condition of the unit with the use of carbon monoxide detection devices, and it is also advised to install a carbon monoxide detector in the home for early detection and health safety during the use of any gas appliances.</p>
<p>Plumbing System</p>	<p>Sellers are obligated to strap the water heater tank to current code compliance as of 1/1/96 (Bus. & Prof. Code 19211). The straps should be of 24 gauge min. steel or city approved materials with one strap within 9 inches of the top, and 4 inches of the bottom gas service valve. The fasteners should be a minimum ¼”x3” threaded lag bolts. If the tank is placed away from the fixed structure then blocking must be installed to impede movement of the tank.</p>

Analysis Highlights	
<i>Kitchen</i>	<ul style="list-style-type: none"> *GFCI protection outlets are recommended around the kitchen water services but were not installed (recommended upgrade). *The 2nd floor unit kitchen window sill tiles exhibit lifting and separated grouting voids. *The 2nd floor kitchen window latches were not functional. *The 2nd floor kitchen ceiling exhibits previous repairs (consult with homeowner). <p>Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.</p>
<i>Bathrooms</i>	<ul style="list-style-type: none"> *The main floor unit bathroom sink basin exhibits damage and a penetration hole (replace). *The 2nd floor unit sink hot / cold fixtures exhibit low water pressure. *The main floor unit bathroom toilet water tank is loose. *The 2nd floor unit bathroom toilet water tank lid is cracked. *Both bathroom wall mounted sink basins were loosely attached to wall mounts. *The main floor bathroom shower & tub tile surround and window sill exhibits expanded and loose tiles. *The main floor bathroom tub-shower hot water flow was minimal. *The main floor bathroom ceiling exhibits water damage and active leaking from bathroom above. *The main floor bathroom wall exhibits water damage and loose coving tiles below the bathtub. *The 2nd floor bathroom exhibits water damages to wall covering below bathtub. *The 2nd floor bathroom tub-shower hot / cold fixtures exhibit leaking during use. *The floor coverings were sheet vinyl and ceramic tile, there were visible water damage to the inspected floor coverings / sub structure (see the pest report). *The 2nd floor bathroom doorway is significantly out of plumb and door un-closeable. <p>Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.</p>
<i>Interior</i>	<ul style="list-style-type: none"> *A representative number of window latches and locks were tested for operation and most responded normally but exhibit defective latching (re-evaluate / repair). *The main floor unit living room picture window exhibits a BB hole penetration. *Infestation damages were visible to the living room window sill at the 2nd floor unit living room, see the pest report.
<i>Foundation & Framing</i>	<ul style="list-style-type: none"> *The attic was minimally vented (eave vents) which can help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended). *There were visible vertical cracks noted to the stem walls a few that exceed more than 1/2" in width and exhibit displacement or lateral rotation damage and appear consistent with systems showing settlement and rotation (contact a foundation contractor). *There were significant tilted posts compromising support under the right side areas of the crawlspace. *There has been previous foundation repair that appears in-completed in the crawlspace. *The structural members of wood joists and girders were viewed, and there was visible evidence of significant movement or settlement damage to main girders which were significantly sagging (consult with a foundation contractor). *There has been previous attempts to install retrofit simpson bracing throughout the crawlspace but were in-complete and not attached. <p>Disclaimer: Buyers should be aware that basements, retaining walls, below grade rooms, enclosures and negative sloped driveways towards the structure may attribute to runoff drainage intrusions or ponding water but were not visible at the time of inspection. Only the actual occupancy of the property for an extended time can there be evaluation of any signs of unusual runoff drainage patterns. There may not be visible evidence of these issues at the time of inspection and consulting with the homeowners disclosure will determine if there has been any unusual runoff patterns or areas of standing water.</p>

Note: The receipt of this inspection report constitutes the clients acceptance and due diligence in reading in its entirety the report and attached Standard Agreement Contract to understand the scope and limitations of the report and mail / fax the agreement to HAS.



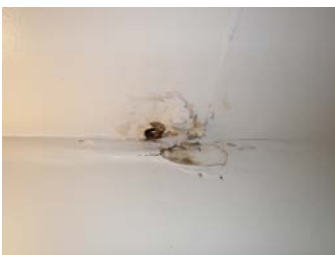
Settlement patched front walkway



right side yard depression with drain collector



Sloping floor attribute to crowned kitchen counter / cabinet



Main floor bathroom ceiling leak



Loose wall mounted sink basin



Bathtub separation and wall water damage



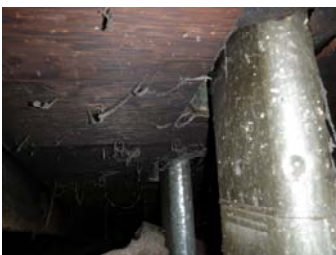
Bathroom window sill damage and expanded sill tiles



Bathroom sink basin damage penetration



Wrought iron staircase settlement separation



Attic space excessive heat discoloration from heater vents



Un-finished retrofit simpson bracing in the crawlspace



Un-finished simpson bracing in the crawlspace



Significantly sagging sub structure girders due to settling Of foundation stem walls



Displaced foundation cracks



Significantly tilted post supports

Home Analysis Service

P.O Box 391080, Mountain View, Ca. 94039

Office 650 968-7747 Fax 650 968-2466

Standard Inspection Agreement

This is intended to be a legally binding contract, Please read it Carefully

Scope of Inspection: The real estate inspection to be performed for the Client is a non-invasive examination, performed for the fee set forth below, designed to identify material defects in the systems, structures, and components of the below referenced primary building and its associated primary parking structure as they exist at the time of inspection.

A material defect is a condition that significantly affects the value, desirability, habitability or safety of the building. The inspection shall be limited to those specific systems, structures and components that are present and visually accessible only. Components and systems shall be operated with normal user controls only and as conditions permit.

The inspection will be performed in accordance with the Standards of Practice of the Americas Society of Home Inspections in effect at the time of inspection. This inspection is not intended to be technically exhaustive due to time constraints.

Inspector shall prepare a written inspection report for the sole use and benefit of the Client. The Inspection report shall describe and identify the inspected systems, structures and components of the building and shall identify material defects in those systems, structures and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns client may have regarding the real estate inspection or the inspection report.

I have read and agree to the scope of the Inspection
X _____

Limitations, Exceptions and Exclusions: Excluded from this real estate inspection is any system, structure or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between the Inspector and Client.

*Determining compliance with installation guidelines, manufacturers specifications, building codes, ordinances, regulations, covenants or other restrictions, including local interpretations thereof.

*Obtaining or reviewing information from any third parties including but not limited to: government agencies (such as permits), components or systems manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

*Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils related examinations.

*Examinations of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold, and mildew or the damage caused thereby.

*Certain factors relating to any systems, structure, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate fair market value, marketability, quality, or advisability of purchase.

*Environmental hazards or conditions, including, but not limited to toxic, reactive, combustible, corrosive contaminants, wildlife, geological or flood.

*Dismantling of any system, structure, or components or perform any intrusive or destructive examination, test or analysis.

*Examining or evaluating fire resistive qualities of any system, structure or component of the building.

*Systems, structures, or components of the building which are not permanently installed.

*Systems, structures, or components not specifically identified in the written inspection report.

*Common area, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351, et seq.

*Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or components of a building, complex, adjoining properties, or neighborhood.

*Operating or evaluating low voltage electrical, antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or such similar non primary electrical power devices, components, or systems.

*Examining or operating any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.

I have read and agree to the Limitations, Exceptions & Exclusions:
X _____

Services for inspecting or evaluating the excluded items listed above may be available from the inspector for an additional fee or from a specialist qualified to inspect or evaluate a particular category or item. Inspector is a home inspection generalist and is not acting as an expert in any craft or trade. The Inspection report may contain recommendations for further evaluation by an individual other than the Inspector herein who is qualified as an expert or specialist. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense.

It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of the Client.

**Contract continues on next Page ~
Pages 1 of 2**

Confidential Report: The Inspection report to be prepared for Client is solely and exclusively for Client’s own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the Inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the other party of the transaction (as applicable) and the real estate agents directly involved in the current transaction (as applicable), but Client and Inspector do not in any way intend to benefit said party or the real estate agents directly or indirectly through this Agreement or the inspection report. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF THE CLIENTS UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

Severability: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts.

Arbitration: Any disputes concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by BINDING ARBITRATION conducted in accordance with the rules of Construction Arbitration Services Inc. **Initial Here _____**

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the State of California to all issues submitted in the arbitration proceedings. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

General Provisions: This inspection contract, the rear estate inspection, and the inspection report do not constitute a home warranty, guarantee. Or insurance policy of any kind whatsoever. The rear estate inspection and inspection report are not a substitute disclosure for rear estate transactions which may be required by law. No legal action or proceedings 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 after the date of the subject inspection. Time is expressly of the essence herein. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and / or Inspectors designated representative to re-inspect and document the conditions of the material deficiency prior to making any repair, alterations or replacement to said material defect or deficiency.

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

The Agreement shall be binding upon and inure 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 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 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.

Inspection Address:
Westmont Development
408 Fuller Ave.
San Jose, Ca.

Total Insp. Fee if paid on Site: \$525.00

Total fee if Paid through Escrow:

I agree to pay the legal interest rate (1.5% per month)
Reasonable attorneys fees and collection costs should payment
Not be made within 30 days of the inspection or 7 days after the
close of escrow.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

Client: Mr. _____ Date: _____

Client: Mrs. _____ Date: _____

***Please fax the 2 page Contract within 3 days of receiving the Report**