



HOME ANALYSIS SERVICE

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

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Inspector: Gale Miyahara

Order Information			
This Report is Exclusively for:			
Client	Westmont Development	Inspection Date	12/22/10
Inspection Address	1105 Lincoln Ave., San Jose		
Weather Condition	Rain / Time 10:00 a.m.		
Agent	Chris Hopkins	Office	Westmont Dev.
Phone	(650) 996-2021	Fax	

INVOICE BILLING	
Inspection Amount	\$475.00
Payment Instructions:	Bill to Client

ESCROW INFORMATION	
Title Company	Westmont Development
Escrow #	4546 El Camino Real #278
Escrow Officer	Los Altos, Ca. 94022
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

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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

<i>Exterior Siding</i>	<p>This older constructed building exterior was stucco clad siding that showed no visible damages and overall appeared in serviceable condition. There were stucco cracks visible but do not appear to be the result of structural failure but moreover normal building movement usually attributed from seismic activity, expansive soils or material shrinkage.</p> <p>*Sub vents exhibit damaged screen coverage which attribute to rodent intrusions to the crawlspace.</p>
<i>Driveway, Walks & Grading</i>	<p>*The asphalt driveway and poured concrete walkways exhibit settlement cracks, depressions and trip hazards where transitions to the sidewalk (contact a trades person).</p> <p>*The poured concrete porch exhibits settlement and displacement cracks (contact a trades person).</p> <p>*The lot grading along the sides of the house exhibits depressions and low spots with visible evidence of ponding or accumulation of runoff especially where downspouts discharge to the soil grade (re-evaluate and re-direct runoff away from the foundation perimeters).</p>
<i>Roof System Gutters & Downspouts</i>	<p>The roof was not inspected by physically walking on the surface due to wet slippery conditions but viewed from ladder accesses around the perimeters. The roofing materials used were a wood shake installation that appears to be approximately 25+ years old based on the wear characteristics, (estimate only).</p> <p>*There was extensive deteriorated burned through, split and missing shakes with visible penetrations where visible and accessible from the attic space (contact a roofing contractor).</p> <p>*The detached garage tar & gravel roof coverage exhibits deficient gravel coverage and blistering with evidence of penetrations and leaking from the garage interiors (contact a roofing contractor and pest report for any fungus related damages).</p> <p>*The metal jack flashings to plumbing and heating vents were not adequately sealed from leakage to attic access.</p> <p>*The metal gutters and downspouts show corrosion but poorly installed which lack drip edge flashing.</p>
<i>Chimneys & Enclosures</i>	<p>The brick-masonry chimney appeared in serviceable condition but was not physically pressure tested from the roof access.</p> <p>*There were no spark arrester and rain cap installed.</p> <p>Inspection of the interior flue pipe liners were limited when viewed from the firebox accesses only, and where accessible exhibited no restrictions, separations or damage.</p>
<i>Decks, Fencing & Retaining Walls</i>	<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 driveway fence exhibits water damage to the top rails (replace).</p> <p>*The left side fence system is in-complete (contact a trades person).</p> <p>*The driveway gate is leaning / deteriorated and overall in poor condition.</p>

Site & Building Exterior

<p><i>Exterior Doors & Garage Door</i></p>	<p>The exterior doors appeared properly installed and functioned normally. The detached garage wood tilt up door functioned normally, the opener was installed properly and the safety reversing functions was operational. *The front entry door exhibits de-lamination damage, see the pest report. *The garage door wood panels exhibit water damage, see the pest report.</p>
<p><i>Windows & Trim</i></p>	<p>Only accessible windows (single pane hung windows) were operated for function in each room, and those operated appear to be in serviceable condition. There were no visible cracked or broken window panes noted at the time of inspection.</p>
<p><i>Comments & Recommendations</i></p>	<p>*Sub vents exhibit damaged screen coverage which attribute to rodent intrusions to the crawlspace. *The asphalt driveway and poured concrete walkways exhibit settlement cracks, depressions and trip hazards where transitions to the sidewalk (contact a trades person). *The poured concrete porch exhibits settlement and displacement cracks (contact a trades person). *The lot grading along the sides of the house exhibits depressions and low spots with visible evidence of ponding or accumulation of runoff especially where downspouts discharge to the soil grade (re-evaluate and re-direct runoff away from the foundation perimeters). *There was extensive deteriorated burned through, split and missing shakes with visible penetrations where visible and accessible from the attic space (contact a roofing contractor). *The detached garage tar & gravel roof coverage exhibits deficient gravel coverage and blistering with evidence of penetrations and leaking from the garage interiors (contact a roofing contractor and pest report for any fungus related damages). *The metal jack flashings to plumbing and heating vents were not adequately sealed from leakage to attic access. *The metal gutters and downspouts show corrosion but poorly installed which lack drip edge flashing. *There were no spark arrester and rain cap installed. *The driveway fence exhibits water damage to the top rails (replace). *The left side fence system is in-complete (contact a trades person). *The driveway gate is leaning / deteriorated and overall in poor condition. *The front entry door exhibits de-lamination damage, see the pest report. *The garage door wood panels exhibit water damage, see the pest report.</p> <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 a 100 amp rated panel and main circuit breaker disconnect. The service panel was located at the side corner of the house and supplied by overhead conductors. The circuit breakers were correctly sized with the proper wire gauge conductors, and there were no double lugged breakers. The system grounding source was not located.</p>
<p><i>Sub Panel</i></p>	<p>Does not Apply</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 predominantly knob & tube with some 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 clothes dryer is plumbed for gas of electric use.</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 source was supplied by two older (20+ yrs) gas fired gravity floor units that was located at the hallways. The visual only inspection (no dismantling) through the limited top burner access shows minimal corrosion, but no unusual deterioration or penetration crack damage to only the accessible areas of the lower heat chamber, (the complete viewing of the chamber can only be viewed after some dismantling). The standing pilot lights were operating which ensures that the thermocouples are functional.</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>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 normal, (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 predominantly galvanized steel with some copper that overall appears to be in serviceable condition where accessible. The main water shutoff valve was located at the front of the house. *The gas meter and shutoff were located at the side corner of the house but was buried in soils and the emergency shutoff valve was not accessible. *The laundry area gas supply not in use was not properly capped off to prevent accidental gas leak. 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 at roof penetrations appear properly installed and in serviceable condition only where viewed from the roof and attic space. *The 2" cast iron drain pipe system exhibits corrosion deterioration and evidence of intermittent leaking in the crawlspace area of the kitchen / bathroom (contact a trades person to replace).
<i>Water Heater</i>	The domestic hot water is furnished by an older (7-9 yrs) gas fired Rheem 30 gal. unit that was located at the interior 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. *There was the non complying installation of seismic strapping (both ends of strap attached to common bolt and 2 straps of approved strapping material) and lack of adequate blocking between the tank and wall structure was noted at this time. *The cold water inlet coupler exhibits corrosion deterioration (replace). *The water heater gas shutoff valve was not visibly accessible (contact a trades person). 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 1/4"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. *The gas meter and shutoff were located at the side corner of the house but was buried in soils and the emergency shutoff valve was not accessible. *The laundry area gas supply not in use was not properly capped off to prevent accidental gas leak. *The 2" cast iron drain pipe system exhibits corrosion deterioration and evidence of intermittent leaking in the crawlspace area of the kitchen / bathroom (contact a trades person to replace). *There was the non complying installation of seismic strapping (both ends of strap attached to common bolt and 2 straps of approved strapping material) and lack of adequate blocking between the tank and wall structure was noted at this time. *The cold water inlet coupler exhibits corrosion deterioration damage (replace). *The water heater gas shutoff valve was not visibly accessible (contact a trades person).

Kitchen	
<i>Appliances</i>	The gas range top burners responded normally to the controls. The ceiling exhaust fan was operated and functioned normally. *The oven bake element was not responsive (contact a trades person to re-evaluate).
<i>Cabinets & Countertops</i>	The countertop was ceramic tile and overall appeared in serviceable condition. The wood cabinets show wear but no significant deterioration. The cabinet doors and drawers slides functioned normally and were reasonably easy to operate. *Fungus related damages were noted to counter / cabinet below front nose tiles, see the pest report. *The right side cabinets were non latching closed.
<i>Sinks, Plumbing & Fixtures</i>	The porcelain / enamel sinks, fixtures and under sink plumbing showed no visible leaking or water damage and appeared in serviceable condition.
<i>Electrical & Fixtures</i>	All the switches were tested and responded appropriately to an attached appliance or light fixtures. GFCI protection outlets are recommended around the kitchen water services and were installed and responsive when tested.
<i>Floors & Cosmetic</i>	The kitchen floor covering was sheet vinyl that exhibits lifting seams but overall appeared in serviceable condition with no obvious damage. Note: Floor sloping was detected and appears consistent with age of construction and properties lacking original drainage controls.
<i>Comments & Recommendations</i>	*The oven bake element was not responsive (contact a trades person to re-evaluate). *Fungus related damages were noted to counter / cabinet below front nose tiles, see the pest report. *The right side cabinets were non latching closed. Maintenance: Cosmetic grouting cracks and deterioration occur from normal usage, and maintenance grouting repairs should be performed periodically to prevent water intrusions.

Bathrooms

<i>Sink Fixtures & Plumbing</i>	<p>The bathroom sink, drain trap, connections and fixtures were inspected for leakage, unusual wear, deterioration and overall condition, and were serviceable.</p> <p>*Low Water pressure was detected during operation of hot / cold sink fixtures (consult with a plumbing contractor to re-evaluate).</p>
<i>Toilets</i>	<p>The toilet was inspected and operated for proper function and were found to be in serviceable. The toilet was secure to floor mounts with no visible leaking when viewed from around the toilet base or from the crawlspace inspection.</p>
<i>Cabinets & Countertops</i>	<p>The countertop was a vinyl laminate that although exhibit wear appeared in serviceable condition. The wood cabinets show wear but no significant deterioration or damage. The cabinet doors and drawers slides functioned normally and were reasonably easy to operate.</p>
<i>Shower & Tub Enclosures</i>	<p>The shower & tub tiled surrounds and curtain enclosure show no visible damage. The faucets and drains responded normally.</p> <p>*The bathtub hot / cold fixtures when operated exhibit active leaking into the crawlspace (contact a plumbing contractor).</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 window functions for bathroom ventilation.</p>
<i>Floors & Coverings</i>	<p>The floor covering was ceramic tile, there were no visible water damage to the inspected floor coverings and overall appeared in serviceable condition.</p>
<i>Comments & Recommendations</i>	<p>*Low Water pressure was detected during operation of hot / cold sink fixtures (consult with a plumbing contractor to re-evaluate).</p> <p>*The bathtub hot / cold fixtures when operated exhibit active leaking into the crawlspace (contact a plumbing contractor).</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>	The tile hearth and facade appear to be in serviceable condition with no sign of unusual damage or extensive deterioration. *There were cracks and deteriorated mortar joints to the interior firebox but appear consistent from heat expansion, usage and wear but no visible penetrations to the interior firebrick enclosure (contact a masonry contractor).
<i>Finished Floors</i>	The floor coverings throughout the house were hardwood, sheet vinyl and ceramic tile, there were no adverse condition or significant damages noted to the floor coverings only where accessible to view around furnishings or floor coverings of the home. Note: Floor sloping was detected throughout and appears consistent with the age of construction and properties lack of original drainage controls.
<i>Finished Ceiling & Walls</i>	The finished ceilings and wall coverage were textured drywall / plaster, there were some ceiling and wall cracks noted although usually appear around window and doorway openings but are common for this type of construction and does not usually indicate a structural deficiency. *There is a significant wall crack along side of the fireplace enclosure that appear attributed from chimney structure settlement which was evident by a one inch diagonal foundation crack visible from the crawlspace.
<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.
<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 locations, they were not tested at this time. *The dining area light fixture was not responsive from the wall dimmer switch.
<i>Comments & Recommendations</i>	*There were cracks and deteriorated mortar joints to the interior firebox but appear consistent from heat expansion, usage and wear but no visible penetrations to the interior firebrick enclosure (contact a masonry contractor). *There is a significant wall crack along side of the fireplace enclosure that appear attributed from chimney structure settlement which was evident by a one inch diagonal foundation crack visible from the crawlspace. *The dining area light fixture was not responsive from the wall dimmer switch.

Foundations & Crawlspace

<p><i>Attic (framing, insulation & ventilation)</i></p>	<p>The 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. The insulation was a fiberglass batten material used to a depth of four to six inches.</p> <p>*The attic was minimally vented (gable tubes and one roof eye brow vent) which can only help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended).</p> <p>*The gable vent tubes were missing screen coverage to impede intrusions.</p> <p>*Light shafting in the attic space is attributed to penetrations through roof shakes and felt underlayment.</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 was one visible diagonal cracks noted to the stem wall adjacent to the chimney footing that exceeds more than 1” in width or exhibit displacement or lateral rotation damage (contact a foundation contractor to epoxy repair).</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. The structural members of wood joists and girders were viewed, and there was no evidence of significant movement or settlement damage at this time while viewing the structure and overall appears in serviceable condition.</p> <p>*The main support girder is short and barely in foundation pocket (repair and strap).</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 (gable tubes and one roof eye brow vent) which can only help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended).</p> <p>*The gable vent tubes were missing screen coverage to impede intrusions.</p> <p>*Light shafting in the attic space is attributed to penetrations through roof shakes and felt underlayment.</p> <p>*There was one visible diagonal cracks noted to the stem wall adjacent to the chimney footing that exceeds more than 1” in width or exhibit displacement or lateral rotation damage (contact a foundation contractor to epoxy repair).</p> <p>*The main support girder is short and barely in foundation pocket (repair and strap).</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

<i>Exterior</i>	<ul style="list-style-type: none"> *Sub vents exhibit damaged screen coverage which attribute to rodent intrusions to the crawlspace. *The asphalt driveway and poured concrete walkways exhibit settlement cracks, depressions and trip hazards where transitions to the sidewalk (contact a trades person). *The poured concrete porch exhibits settlement and displacement cracks (contact a trades person). *The lot grading along the sides of the house exhibits depressions and low spots with visible evidence of ponding or accumulation of runoff especially where downspouts discharge to the soil grade (re-evaluate and re-direct runoff away from the foundation perimeters). *There was extensive deteriorated burned through, split and missing shakes with visible penetrations where visible and accessible from the attic space (contact a roofing contractor). *The detached garage tar & gravel roof coverage exhibits deficient gravel coverage and blistering with evidence of penetrations and leaking from the garage interiors (contact a roofing contractor and pest report for any fungus related damages). *The metal jack flashings to plumbing and heating vents were not adequately sealed from leakage to attic access. *The metal gutters and downspouts show corrosion but poorly installed which lack drip edge flashing. *There were no spark arrester and rain cap installed. *The driveway fence exhibits water damage to the top rails (replace). *The left side fence system is in-complete (contact a trades person). *The driveway gate is leaning / deteriorated and overall in poor condition. *The front entry door exhibits de-lamination damage, see the pest report. *The garage door wood panels exhibit water damage, see the pest report.
<i>Electrical</i>	<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>
<i>Heating System</i>	<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>
<i>Plumbing System</i>	<ul style="list-style-type: none"> *The gas meter and shutoff were located at the side corner of the house but was buried in soils and the emergency shutoff valve was not accessible. *The laundry area gas supply not in use was not properly capped off to prevent accidental gas leak. *The 2" cast iron drain pipe system exhibits corrosion deterioration and evidence of intermittent leaking in the crawlspace area of the kitchen / bathroom (contact a trades person to replace). *There was the non complying installation of seismic strapping (both ends of strap attached to common bolt and 2 straps of approved strapping material) and lack of adequate blocking between the tank and wall structure was noted at this time. *The cold water inlet coupler exhibits corrosion deterioration damage (replace). *The water heater gas shutoff valve was not visibly accessible (contact a trades person).

Analysis Highlights	
<i>Kitchen</i>	<p>*The oven bake element was not responsive (contact a trades person to re-evaluate).</p> <p>*Fungus related damages were noted to counter / cabinet below front nose tiles, see the pest report.</p> <p>*The right side cabinets were non latching closed.</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>Bathrooms</i>	<p>*Low Water pressure was detected during operation of hot / cold sink fixtures (consult with a plumbing contractor to re-evaluate).</p> <p>*The bathtub hot / cold fixtures when operated exhibit active leaking into the crawlspace (contact a plumbing contractor).</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>Interior</i>	<p>*There were cracks and deteriorated mortar joints to the interior firebox but appear consistent from heat expansion, usage and wear but no visible penetrations to the interior firebrick enclosure (contact a masonry contractor).</p> <p>*There is a significant wall crack along side of the fireplace enclosure that appear attributed from chimney structure settlement which was evident by a one inch diagonal foundation crack visible from the crawlspace.</p> <p>*The dining area light fixture was not responsive from the wall dimmer switch.</p>
<i>Foundation & Framing</i>	<p>*The attic was minimally vented (gable tubes and one roof eye brow vent) which can only help to impede condensation buildup to roofing members, prolong roof life and reduce heat build-up in the attic (improvement recommended).</p> <p>*The gable vent tubes were missing screen coverage to impede intrusions.</p> <p>*Light shafting in the attic space is attributed to penetrations through roof shakes and felt underlayment.</p> <p>*There was one visible diagonal cracks noted to the stem wall adjacent to the chimney footing that exceeds more than 1" in width or exhibit displacement or lateral rotation damage (contact a foundation contractor to epoxy repair).</p> <p>*The main support girder is short and barely in foundation pocket (repair and strap).</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.



front porch settlement crack damage



Driveway settlement and trip hazard side walk transition



Gas meter and shutoff valve buried and not accessible



right side yard fence damage



Detached garage roof structure fungus damage



Deteriorated condition of roof wood shake coverage



All vent jacks poorly sealed



Detached garage deteriorated and blistered tar & gravel coverage



Roof felt underlayment penetration damages



Gable vent tubes missing screen coverage



Poured concrete foundation surface spalling deterioration



Chimney settlement attributing to foundation 1" displacement crack



Sub structure support girder barely supported in pocket



2" Cast iron drain pipe corrosion deterioration and leaking



Bathtub hot / cold fixtures leaking in crawlspace during use

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
1105 Linden Ct.
San Jose, Ca.

Total Insp. Fee if paid on Site: \$475.00

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**