



## Home Inspection Report

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**829 Seabury Drive, San Jose**

**Ordered by: Jim Downey**  
J. Thomas Realty  
3268 Lynn Oaks Drive  
San Jose, CA 95117

**Inspected by:**

  
**Johnny Saechao**  
March 10, 2017

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality two story single family residence. Approximately 52 years old. Ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

## ! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

### Exterior

1. The pet door within the garage passage door is a breach in the fire separation between the garage and the living area. The opening is near the floor and may not significantly increase the risk of fire spreading. However, we recommend replacement of the passage door. (See Photo 9)
2. Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 8)
3. The base of the support post(s) for the deck/porch cover or overhang are water damaged. We recommend the advice and services of licensed contractor and/or structural pest control company. (See Photo 5)



Photo 9



Photo 8

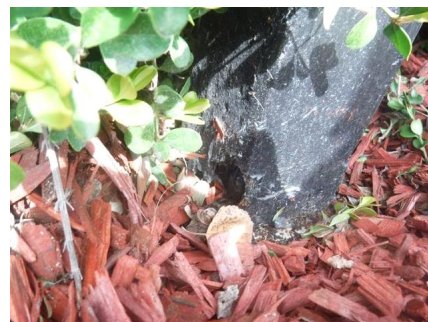


Photo 5

**Exterior**

4. Water damage was observed to the exterior trim at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2)



Photo 2

5. Damage was observed in the planter shelf. We recommend the advice and services of the appropriate trades regarding repairs to this area. (See Photo 7)



Photo 7

6. Damaged or cracked trim was noted at the right exterior. We recommend the trim be repaired or replaced. (See Photo 4)



Photo 4

7. The patio cover is not adequately braced and is wobbly when pushed from side to side. We recommend the patio cover be strengthened to resist lateral movement. (See Photo 6)



Photo 6

8. The side of the structure or property was inaccessible due to heavy foliage/vegetation. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection. (See Photo 1)



Photo 1



**Exterior**

9. The fence is in satisfactory condition, however one or more of the fence posts are loose. We recommend all loose, damaged or deteriorated post be reinforced or replaced as necessary. (See Photo 3)



Photo 3

**Electrical**

10. The missing outlet cover plates at the master bathroom should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers. (See Photo 13)



Photo 13

**Heating System**

11. The gas connector for the furnace is aluminum tubing. This does not meet present standards. We recommend replacing the supply line with a flexible approved gas line meeting present standards. (See Photo 10)



Photo 10

**Plumbing**

12. The kitchen sink drain is leaking into the crawl space. We recommend all leaks be repaired. (See Photo 15)



Photo 15

**Interior**

13. The openings in the railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 7B) (See Photo 11)



Photo 11

14. Construction in progress prevented inspection. Completion of repairs is recommended. We suggest reviews of plans and/or permits with the owner and/or the local building official for information regarding this work. Interested parties are also advised to test the operation of this area after the completion of repairs

15. One or more interior door knobs, latches or hinge hardware is missing at the master bathroom. We recommend all missing hardware be replaced to restore full operation. (See Photo 12)



Photo 12

16. The tub/shower enclosure wiper seal at the master bathroom is faulty, missing and/or improperly installed. We recommend it be repaired or replaced. (See Photo 14)



Photo 14

## The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

# Structure

## ITEM DESCRIPTIONS:

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<b>Wall/Foundation Structure</b>	• Wood Frame
<b>Attic Access Location</b>	• Hallway • Attic Method Of Inspection: From the Access
<b>Ceiling Structure</b>	• Joist
<b>Roof Structure</b>	• Rafters
<b>Roof Sheathing</b>	• Plywood or Orientated Strand Board • Spaced Plank
<b>Crawl Space Access</b>	• Closet
<b>Foundation</b>	• Poured Concrete
<b>Floor Structure</b>	• Wood Joist • Trusses • Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board

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## COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
2. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed a view of structural members.
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.



# Roofing

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**ITEM DESCRIPTIONS:**

Roof	• Composition shingle • Method of inspection: From The Ground.
Chimney	• Masonry • Method of inspection: From The Ground.
Gutters and Downspouts	• Metal • Downspout Discharge Location: Above Grade • Downspouts Discharge Location: Below Grade.

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**COMMENTS:**

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**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5' feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
3. We did not go on the surface of the roof. The chimney could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the chimney, we recommend you consult a licensed masonry contractor.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

4. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The roof was inspected from ground level only.

# Exterior

## ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete
Walkway & Sidewalks	• Concrete • Pavers
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood
Steps, Porch/Deck	• Brick/Pavers
Fascia, Eaves and Rafters	• Wood • Open Rafters
Exterior Walls	• Wood Siding
Windows	• Wood
Doors	• Wood • Sliding Glass
Main Garage	• Attached
Main Garage Door/Opener	• Metal • Automatic Opener Installed

## COMMENTS:

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

The side of the structure or property was inaccessible due to heavy foliage/vegetation. Reportable conditions may be hidden from inspection. We recommend this area be cleared to allow for further inspection. (See Photo 1)

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov).

Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 8)

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The pet door within the garage passage door is a breach in the fire separation between the garage and the living area. The opening is near the floor and may not significantly increase the risk of fire spreading. However, we recommend replacement of the passage door. (See Photo 9)
- ! 2. The base of the support post(s) for the deck/porch cover or overhang are water damaged. We recommend the advice and services of licensed contractor and/or structural pest control company. (See Photo 5)
- ! 3. Water damage was observed to the exterior trim at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2)
- ! 4. Damage was observed in the planter shelf. We recommend the advice and services of the appropriate trades regarding repairs to this area. (See Photo 7)
- ! 5. Damaged or cracked trim was noted at the right exterior. We recommend the trim be repaired or replaced. (See Photo 4)
- ! 6. The patio cover is not adequately braced and is wobbly when pushed from side to side. We recommend the patio cover be strengthened to resist lateral movement. (See Photo 6)
- ! 7. The fence is in satisfactory condition, however one or more of the fence posts are loose. We recommend all loose, damaged or deteriorated post be reinforced or replaced as necessary. (See Photo 3)
8. The sliding glass door was observed to be sticking and/or difficult to operate. It should be corrected to operate freely. Cleaning and lubricating the slider tracks usually improves the operation. Replacement of worn hardware may also be necessary.
9. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
10. The screen for the sliding glass door is torn. We recommend the screen be repaired or replaced.
11. The driveway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
12. The proximity of the tree at the wall could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 8E)

13. The gate and/or latch mechanism at the right exterior side needs repair and/or adjustment to keep from rubbing and to assist in smoother function.
14. Minor cracks and splits were noted in the roof rafter. We recommend the rafter be repaired or replaced.

#### MAINTENANCE ITEMS & GENERAL INFORMATION

15. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted

#### LIMITATIONS:

This is a visual inspection to the accessible areas only.

- The pond/fountain, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The decks were not inspected and are excluded from this report.
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

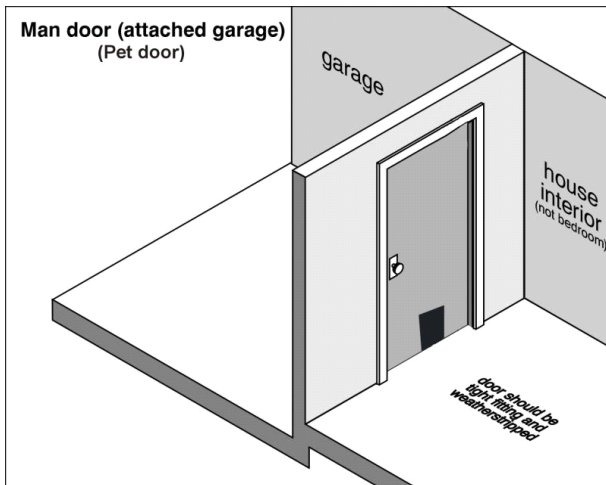


Illustration 6C

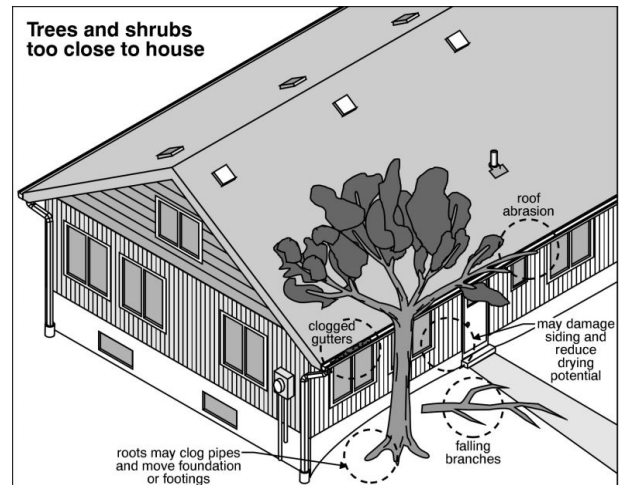


Illustration 8E

# Electrical

## ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Water Pipe Connections
Main disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Panel Rating: 125 Amps
Branch/Auxillary Panel	• Breakers • Panel Rating: Unknown Amps
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets	• Grounded
Ground Fault Circuit Interrupters	• None

## COMMENTS:

The size of the electrical service is sufficient for typical single family needs.

The 3-prong outlets that were tested were appropriately grounded.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

Inspection of the electrical system revealed the need for minor improvements. A licensed electrician should be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The missing outlet cover plates at the master bathroom should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers. (See Photo 13)
2. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant.
3. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant.
4. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
5. We have observed a "Zinsco" electrical service panel(s) in this house. This type of panel has a past history of circuit breakers failing to trip in response to a over current or short circuit. Failure of a circuit breaker to trip does not afford the protection that is intended and required. We recommend a licensed electrician be retained for additional information and recommendations.

## MAINTENANCE ITEMS & GENERAL INFORMATION

6. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

7. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 13A)

## LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.

- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may of restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

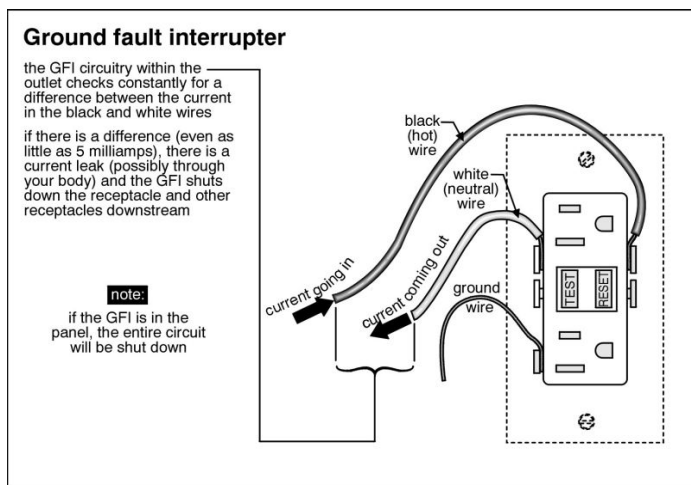


Illustration 13A



# Heating System

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**ITEM DESCRIPTIONS:**

Primary Energy Source	• Gas
Heating System Type	• Forced Air • Manufacturer: Rheem • BTU's: 84,000 • Age: 1 Years • Location: Laundry Room
Distribution	• Ductwork

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**COMMENTS:**

The heating system which was operated at the time of our inspection shows no improvements are considered necessary at this time.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- ! 1. The gas connector for the furnace is aluminum tubing. This does not meet present standards. We recommend replacing the supply line with a flexible approved gas line meeting present standards. (See Photo 10)
- 2. Some of the crawlspace heating ducts are in contact to the ground. This is conducive to corrosion and/or damage. We recommend a minimum of six inches of clearance be provided.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

- 3. This home is heated with a high efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior. By using sealed combustion chambers, secondary exchangers, smaller, more precise exhaust fans and smaller exhaust flues, this type of furnace wastes less energy than traditional furnaces.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

## Cooling/Heat Pump System

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### ITEM DESCRIPTIONS:

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**Energy Source**

- 240 Volt Power Supply

**System Type**

- Air Cooled Central • Manufacturer: Carrier • Location: Rear Exterior • Tons: Unknown
- Age: 4 Years

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### COMMENTS:

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### LIMITATIONS:

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This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

## Insulation/Ventilation

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**ITEM DESCRIPTIONS:**

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Exterior Walls Insulation	• Unknown
Attic/Roof Insulation	• Fiberglass • Depth in inches: 4" to 8"
Attic/Roof Ventilation	• Soffit vents • Gable vents
Crawlspace Insulation	• None

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**COMMENTS:**

As is typical of homes of this age and construction, insulation levels are relatively modest.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

## ITEM DESCRIPTIONS:

Service Pipe	• Galvanized Steel
Main Water Valve Location	• Exterior Front
Supply Piping	• Copper Pipe
Drain/Waste/Vent	• Plastic
Cleanout Location	• Exterior
Main Gas Valve Location	• Exterior Front
Water Heaters	• Manufacturer: Rheem • Approximate Age: 1 Year(s) • Gas • Capacity: 40 Gallons
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

## COMMENTS:

Due to the design of this unit/building, most of the supply piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

Due to the design of this unit/building, most of the drain lines were inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing system appears to be in good condition.

The plumbing system requires some minor improvements. We recommend a licensed plumbing contractor be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The kitchen sink drain is leaking into the crawl space. We recommend all leaks be repaired. (See Photo 15)
- 2. The installation of a gas pipe sediment trap at the water heater gas line should be considered.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 3. There was no pipe insulation or void noted at the gas meter piping where it exits through the concrete walk/patio surface. Pipe insulation provides a space for expansion and contraction, it also protects the piping from damage caused by movement of the concrete surface. We recommend this area be monitored and/or improved.

## LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water pressure and water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Built in Electric Oven • Electric Cooktop • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floor</b>	• Carpet • Wood • Laminate Flooring
<b>Doors</b>	• Hollow Core • Solid Core • Sliding
<b>Window style and Glazing</b>	• Casement • Double Pane • Sliders
<b>Fireplace/Wood Stove</b>	• Masonry Fire Box
<b>Other Componets Inspected</b>	• Smoke Detector • Door Bell • Carbon Monoxide Detector

## COMMENTS:

The interior finishes of the home are considered to be in average condition.

The doors and windows are of average quality.

Construction in progress prevented inspection. Completion of repairs is recommended. We suggest reviews of plans and/or permits with the owner and/or the local building official for information regarding this work. Interested parties are also advised to test the operation of this area after the completion of repairs

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

### INTERIOR

- ! 1. The openings in the railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 7B) (See Photo 11)
- ! 2. One or more interior door knobs, latches or hinge hardware is missing at the master bathroom. We recommend all missing hardware be replaced to restore full operation. (See Photo 12)
- 3. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
- 4. One or more interior closet doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
- 5. Minor cracks and/or erosion of the rear wall of the fireplace are normal and should not be of a concern in the immediate future unless or until the bricks become deeply eroded or loose.
- 6. There appears to be a slope in the right bedroom interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.
- 7. There is evidence of Vermin activity in the structure. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate tradesperson for any remedial measures necessary.

### KITCHEN

- 8. Cracked, deteriorated and/or missing caulk and grout at the kitchen tile countertop and/or backsplash should be replaced. A flexible caulking material is recommended.

### BATHROOMS

- ! 9. The tub/shower enclosure wiper seal at the master bathroom is faulty, missing and/or improperly installed. We recommend it be repaired or replaced. (See Photo 14)
- 10. There were neither a glass shower/tub enclosure or a curtain in the upstairs hall bathroom. We recommend that the shower/tub not be used until the door or curtain has been installed.
- 11. A gap was noted at the escutcheons at the upstairs hall bathroom and master bathroom tub/shower faucet, spout or shower head. We recommend sealing this trim piece for a better appearance and to avoid leakage in this area.



**OTHER/MISC.****12. ENVIRONMENTAL ISSUES:**

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

13. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.

**MAINTENANCE ITEMS & GENERAL INFORMATION****INTERIOR**

14. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

**KITCHEN**

15. Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. The testing of smoke detectors and carbon monoxide detectors is limited to the alarm function only. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- Kitchen appliances were operated unless noted otherwise. However they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected and are excluded from this report

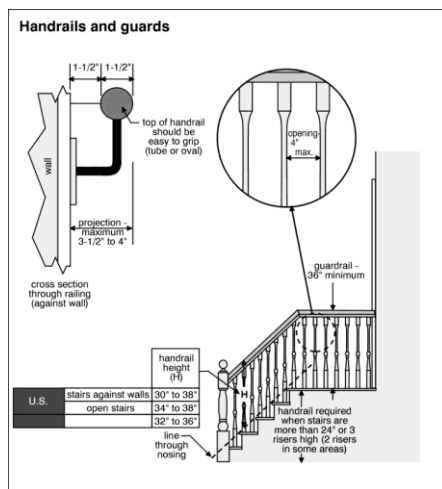


Illustration 7B

## Photographs

***No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.***



Photo 1

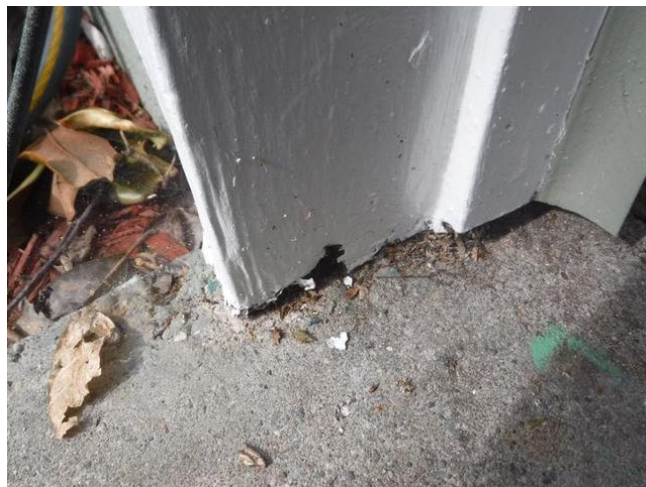


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9

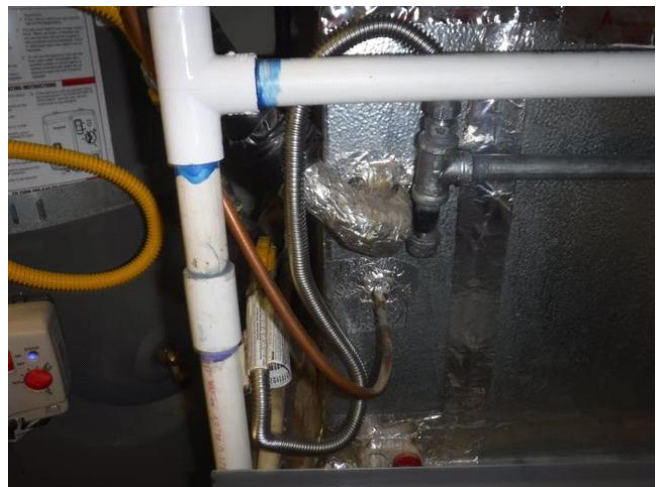


Photo 10

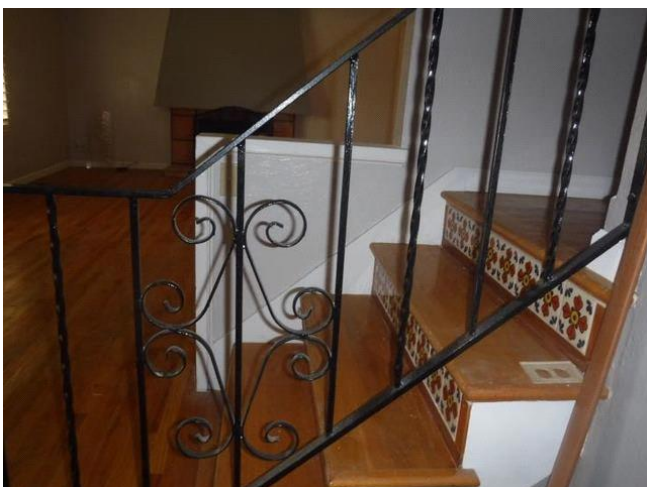


Photo 11

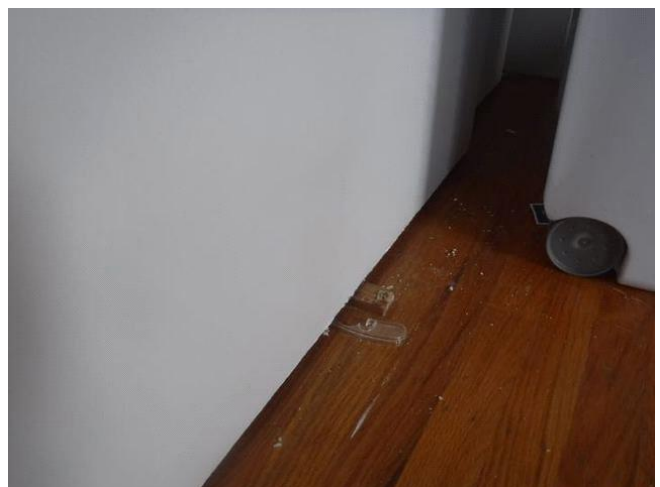


Photo 12



Photo 13



Photo 14



Photo 15



# Maintenance Advice

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## UPON TAKING OWNERSHIP

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After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Invoice Date: 3/11/2017

Invoice No: LIV464712P

## Invoice

### Bill To:

**Jim Downey**  
**J. Thomas Realty**  
**3268 Lynn Oaks Drive**  
**San Jose, CA 95117**

### Property Information:

Address: 829 Seabury Drive  
San Jose CA, 95136

Report No: 409139 TPR

Escrow#:

### Billing Information:

Inspection: 3/10/2017 Complete \$505.00

Total Due: \$505.00

#### DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

*There is a \$25 fee for all returned checks*