

AAA Home Inspections

Property Inspection Report



7777 Main Street
Inspection prepared for:
Real Estate Agent: John Smith - Realty Inc

Date of Inspection: 5/6/2016 Size: 2900s.f.

Inspector: Jim Pillsbury
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 10 Item: 15	Screen Doors	• Sliding door screen is missing/damaged
Roof		
Page 68 Item: 7	Gutter	• Clean gutters: Significant amounts of debris evident.

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

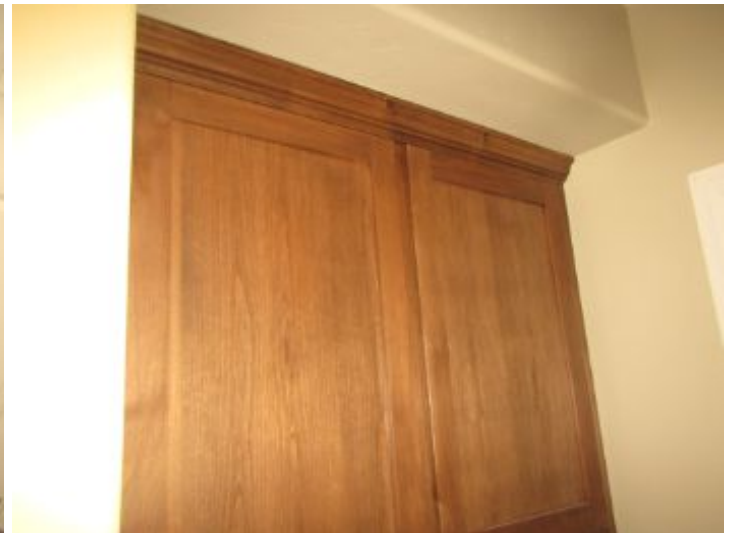
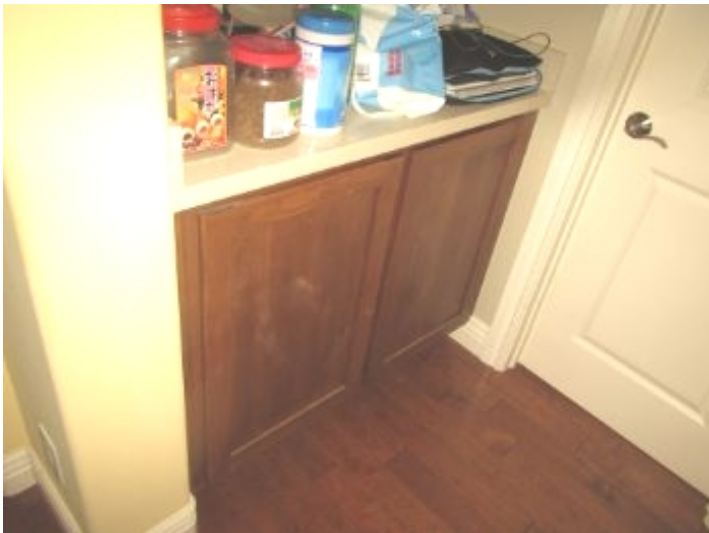
Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.



3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

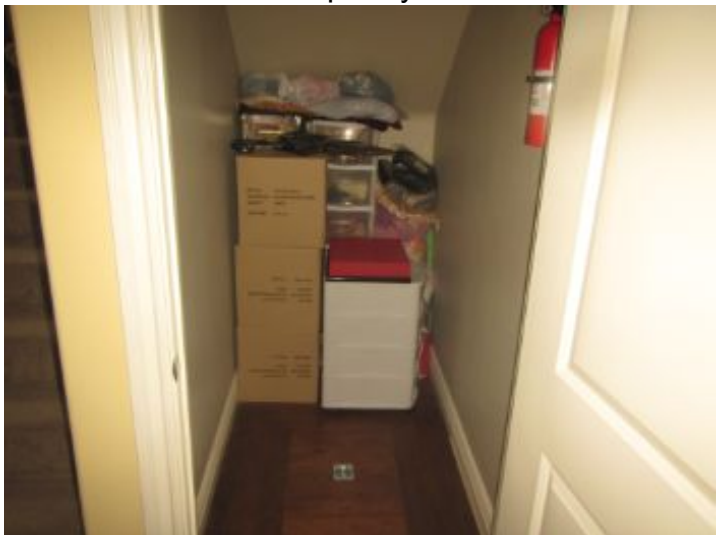
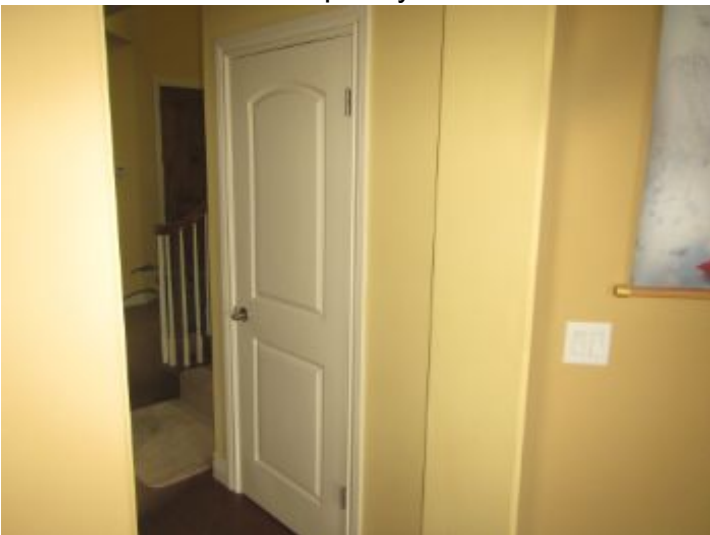
- The closet is in serviceable condition.
- The closet is in serviceable condition.
- The closet is in serviceable condition.

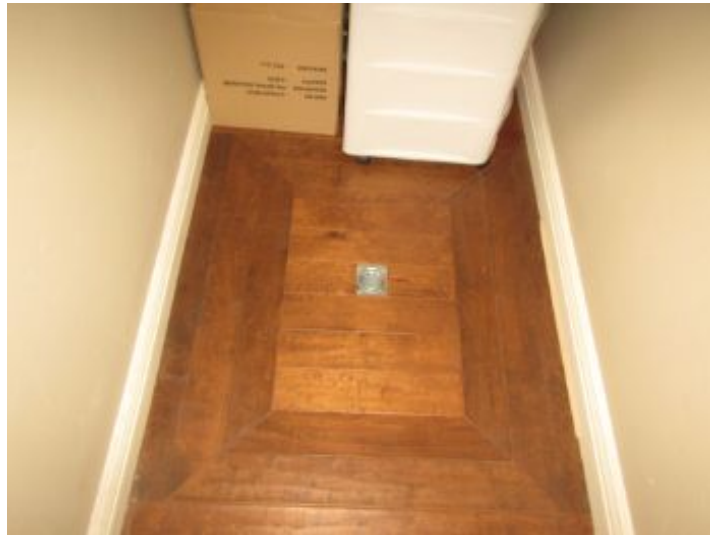


Kitchen pantry closet



Kitchen pantry closet





Crawlspace access located in this closet

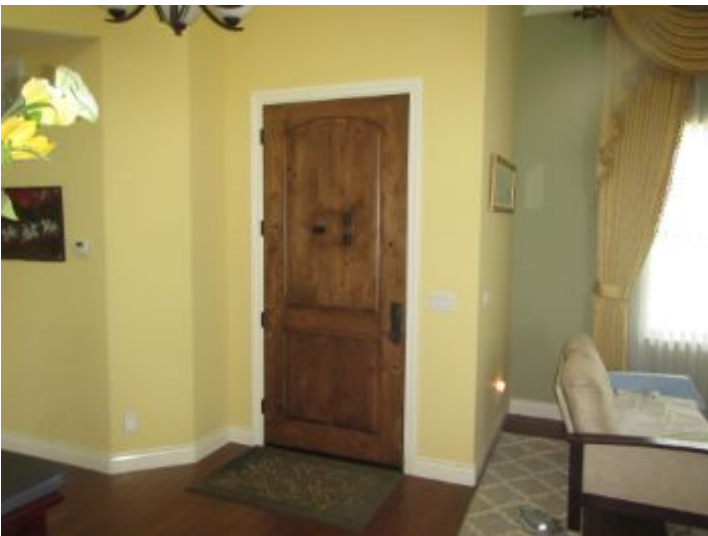
5. Door Bell

Good	Fair	Poor	N/A	None
X				

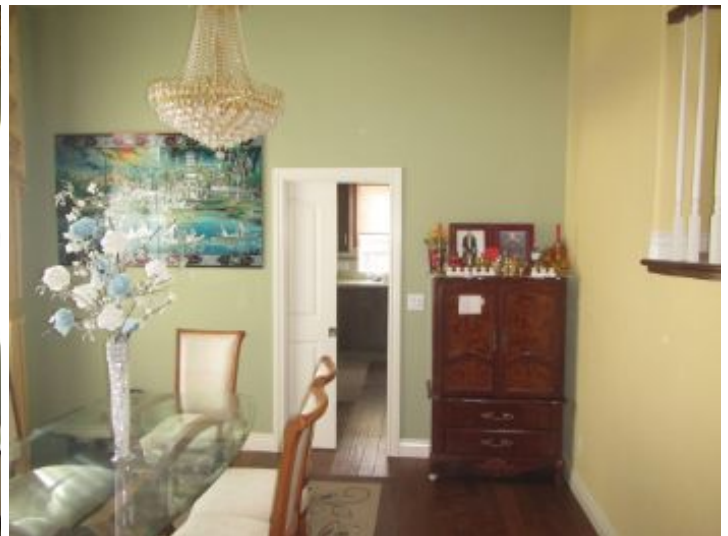
Observations:
 • Operated normally when tested.

6. Doors

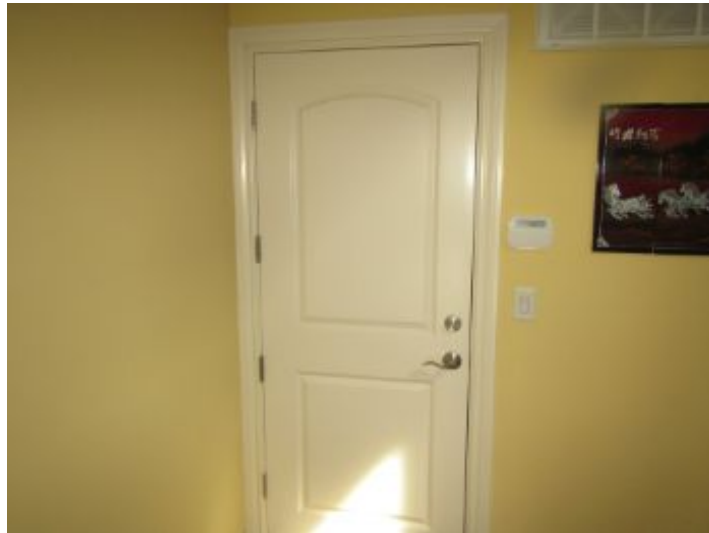
Good	Fair	Poor	N/A	None
X				



Front door



Door going into the kitchen



Door going out to garage

7. Electrical

Good	Fair	Poor	N/A	None

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The majority of grounded receptacles , were tested and found to be wired correctly.

8. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:

- No security bars are present in this room.
- No security bars are present in this room.
- No security bars are present in this room.
- No security bars are present in this room.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

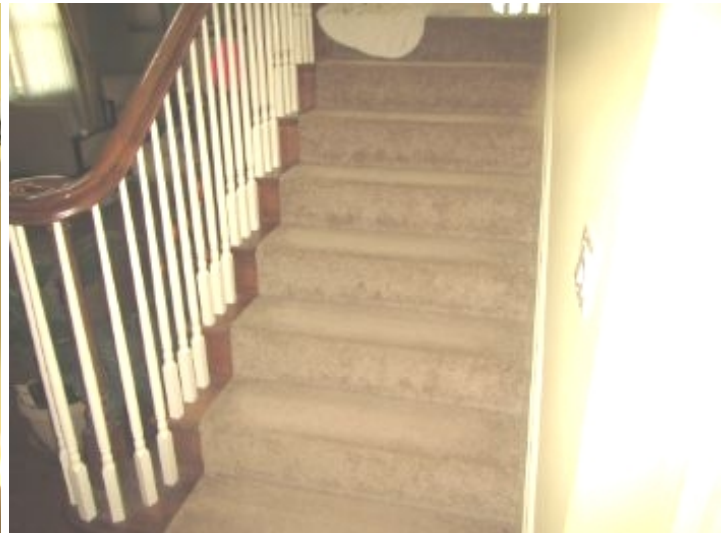
- Operated when tested
- CO detector operated when tested



Combination smoke detector and carbon monoxide sensor noted

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				



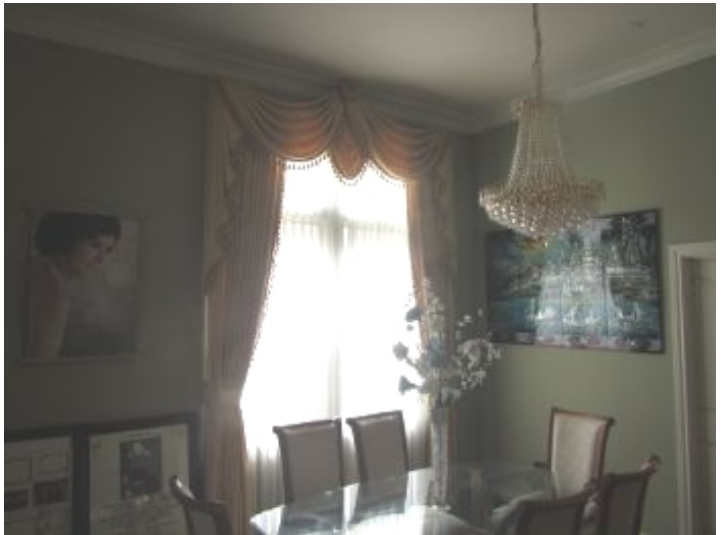
11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

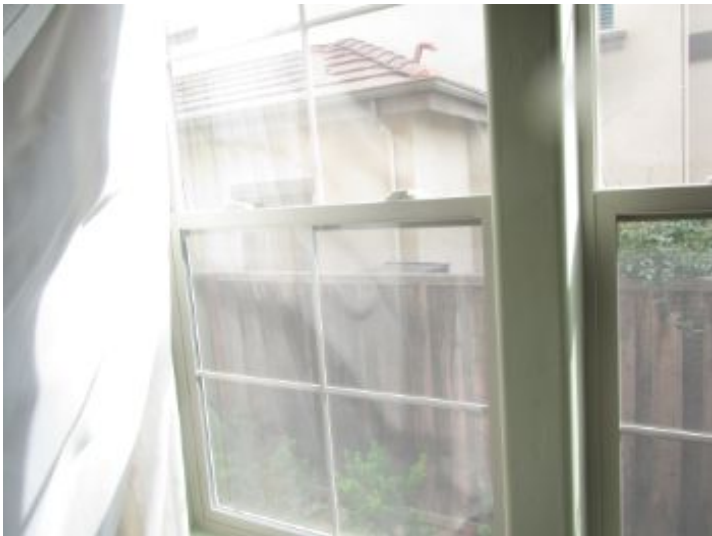
12. Window Condition

Good	Fair	Poor	N/A	None
X				

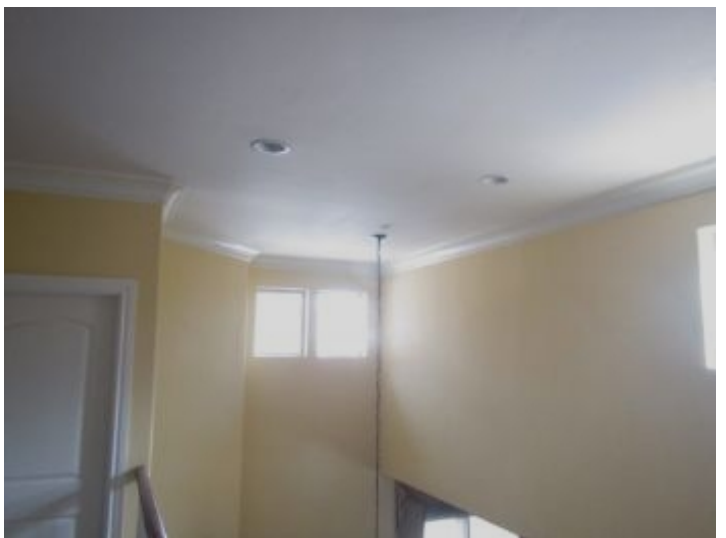
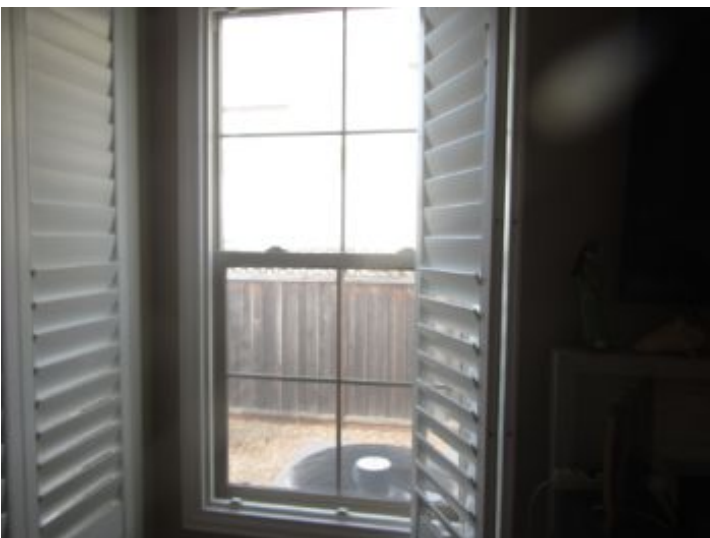
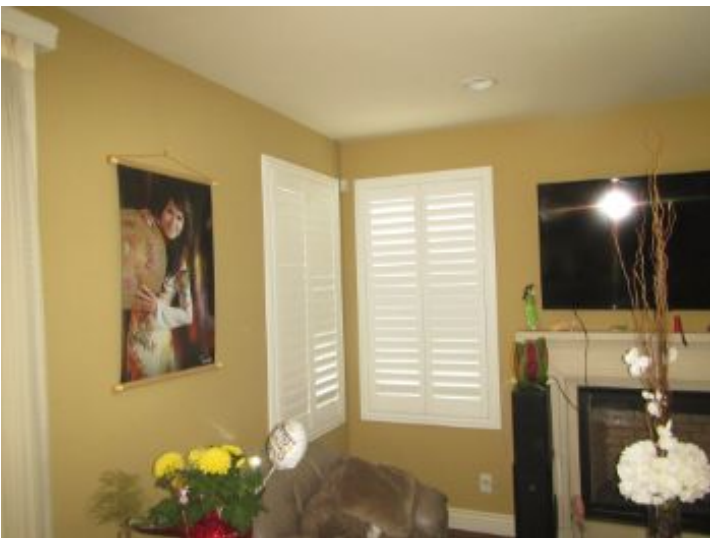
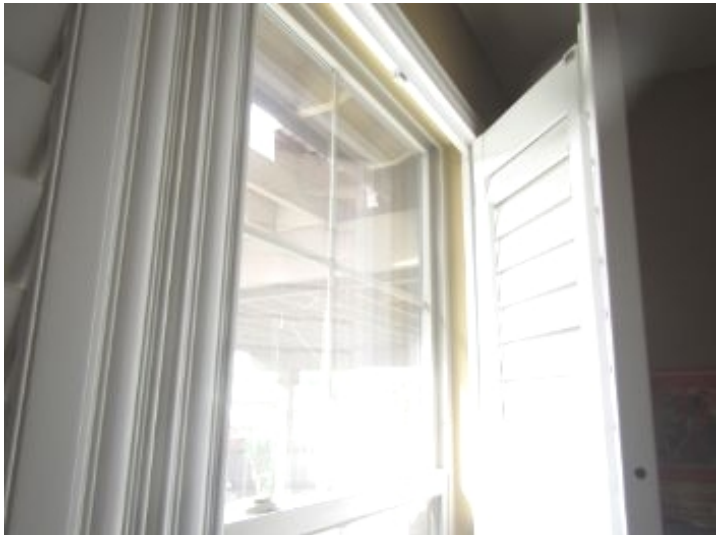
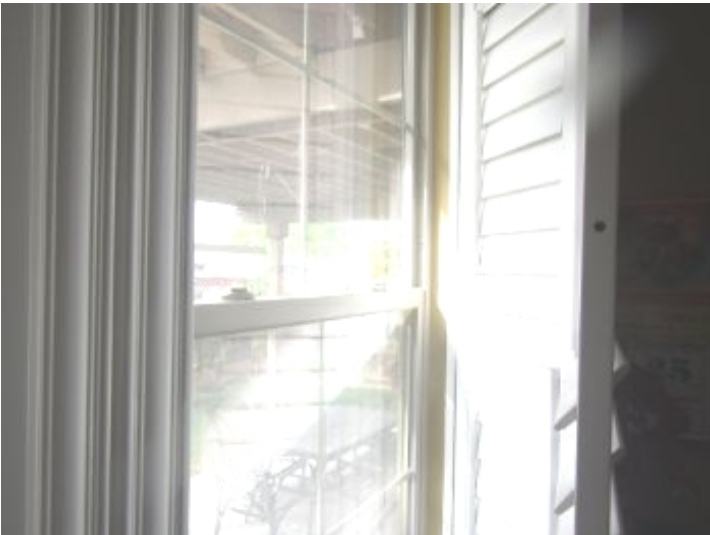
Materials: Vinyl framed single hung window noted. • Insulated glass noted.



Formal dining room



Dining area





13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

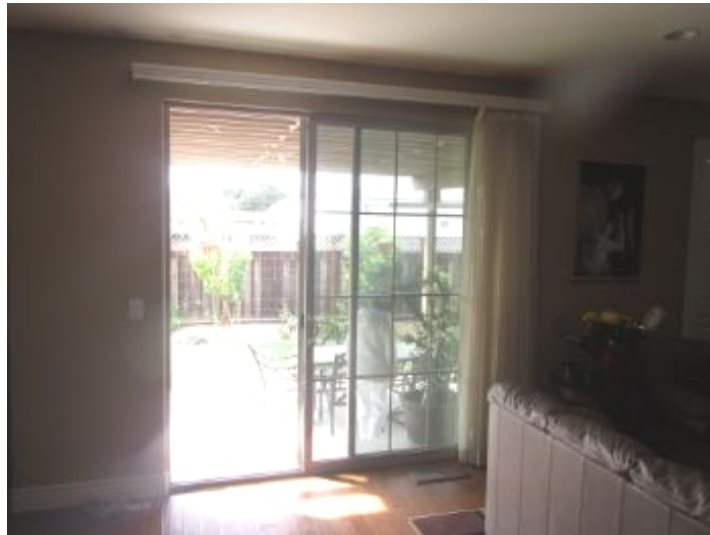
Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

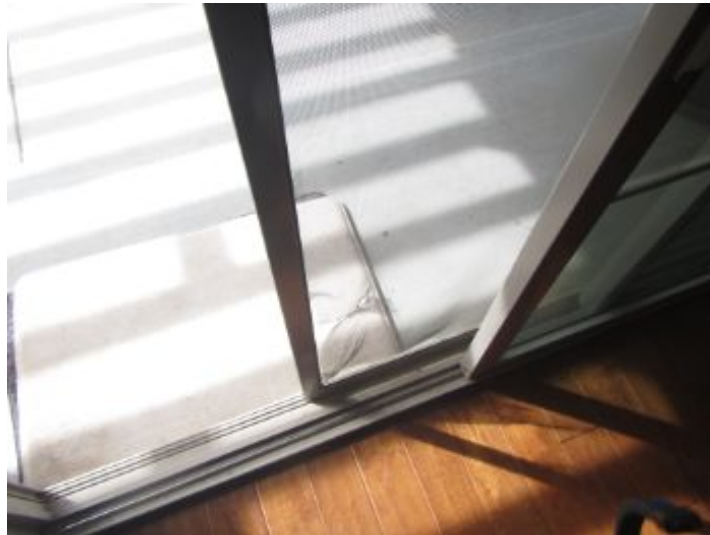


15. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sliding door screen is missing/damaged



Torn screen

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



Fire detector noted

17. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room • Family Room
 Materials: Prefabricated "zero clearance" fireplace noted.
 Observations:
 • **Gas Fireplaces**



Family room



Living room

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Hall#2 • Downstairs bedroom • Hall • Hall#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

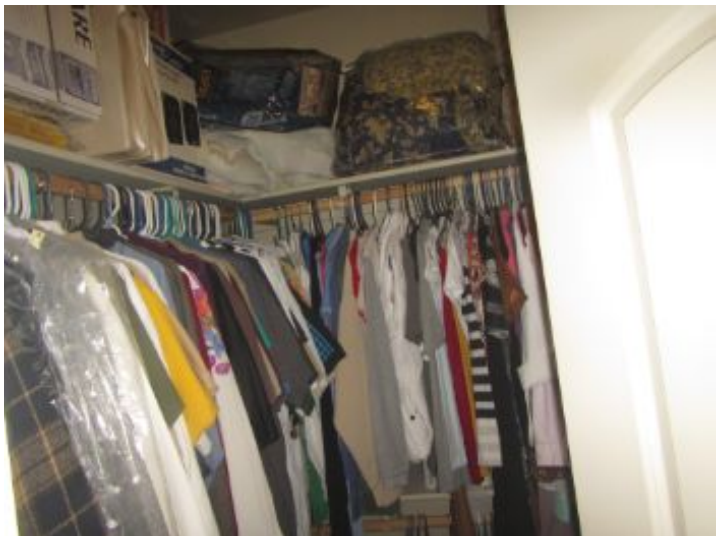
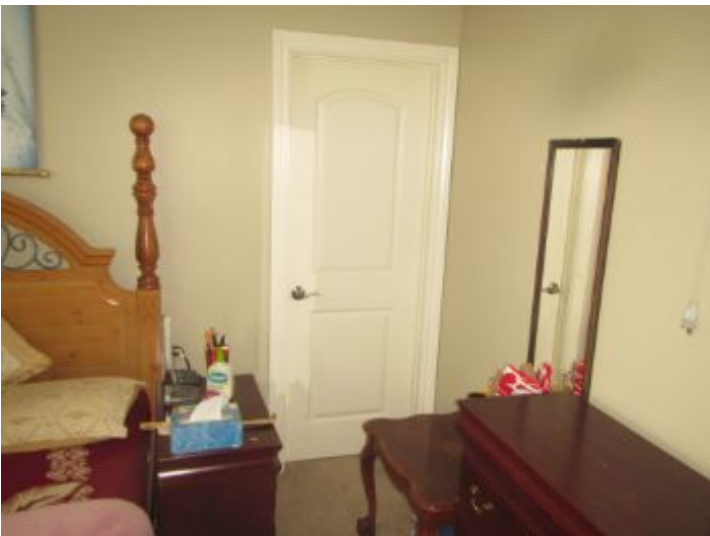
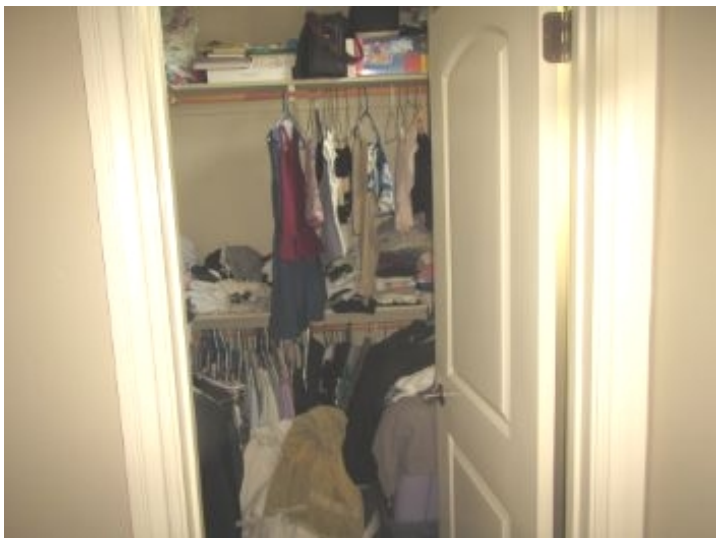
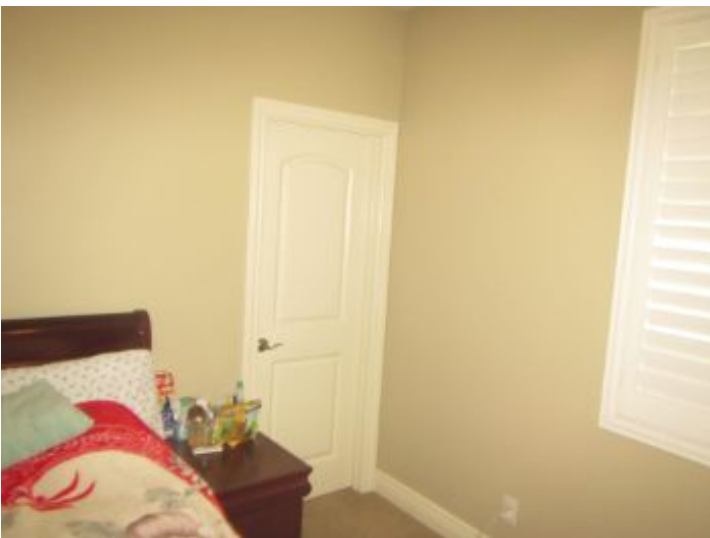
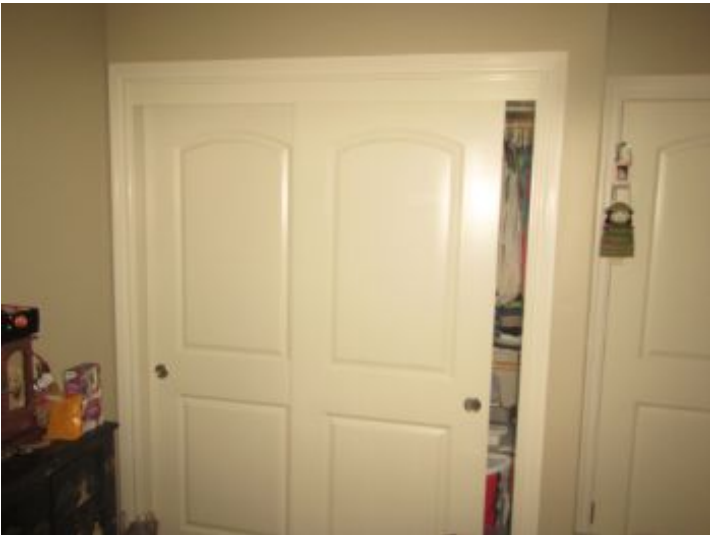


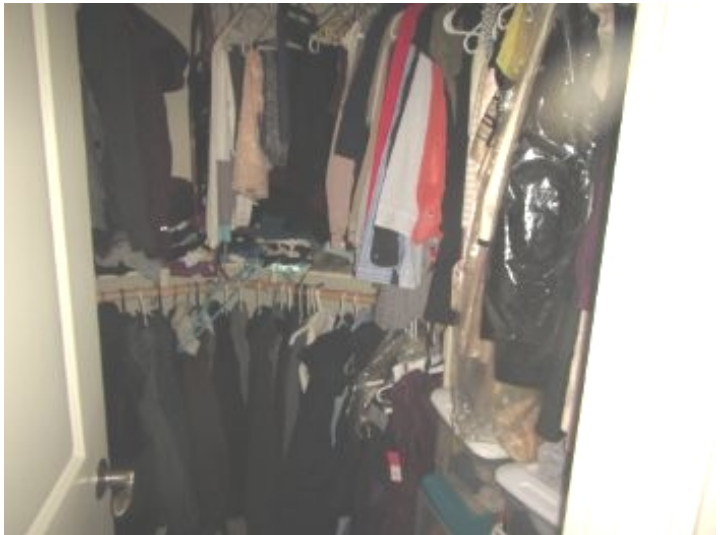
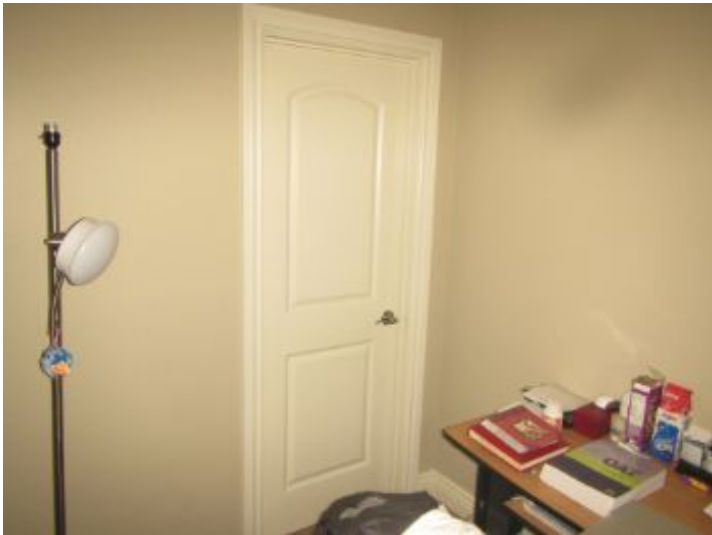
5. Closets

Good	Fair	Poor	N/A	None
X				

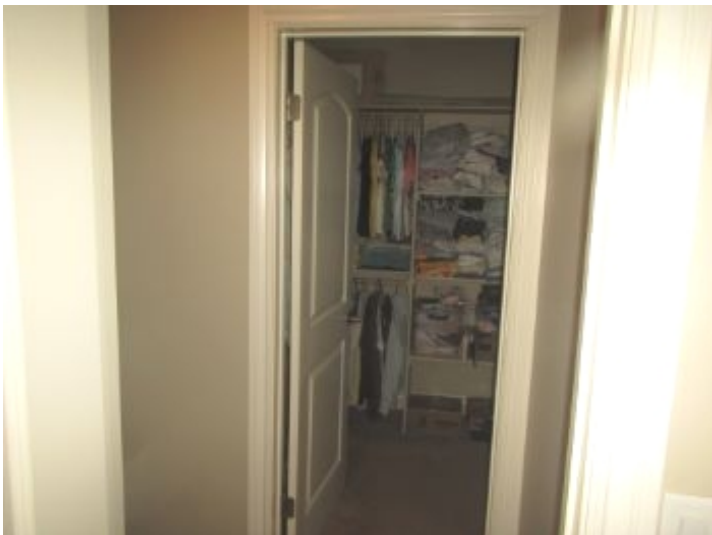
Observations:

- The closet is in serviceable condition.
- The closet is in serviceable condition.
- The closet is in serviceable condition.
- The closet is in serviceable condition.





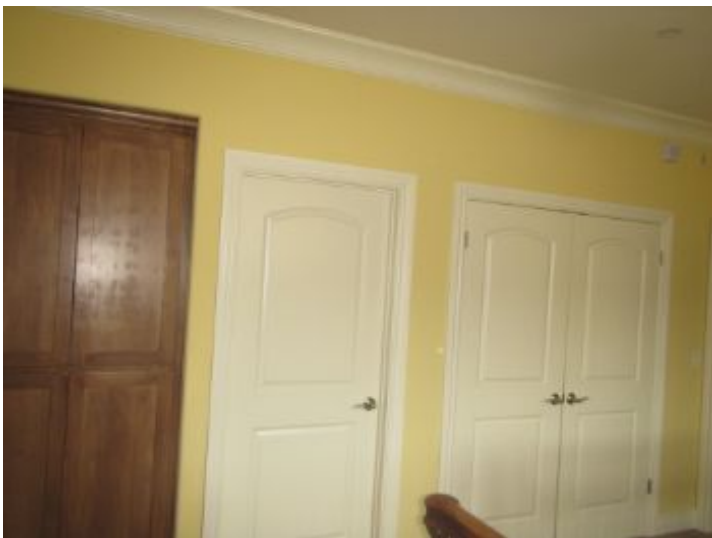
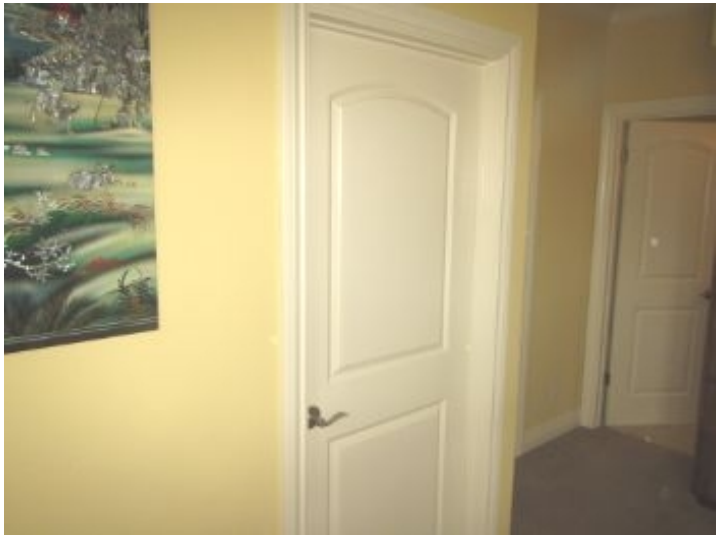
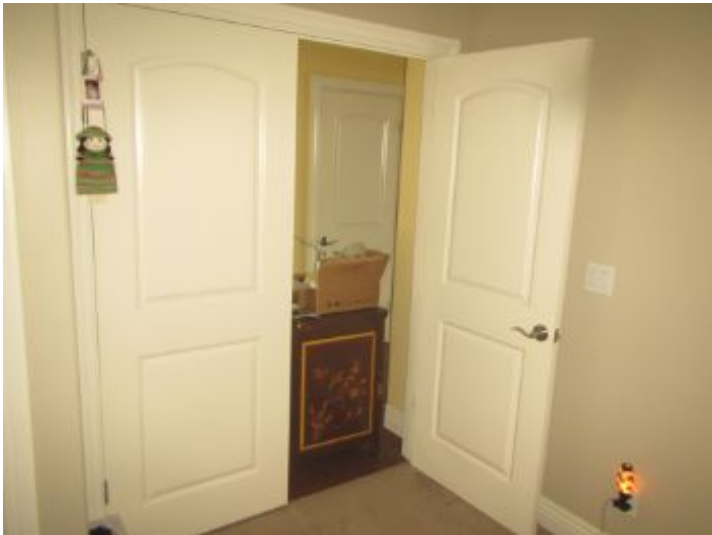
Attic access located in this closet



6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Double door entryway.



Master bedroom

7. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The majority of grounded receptacles , were tested and found to be wired correctly.

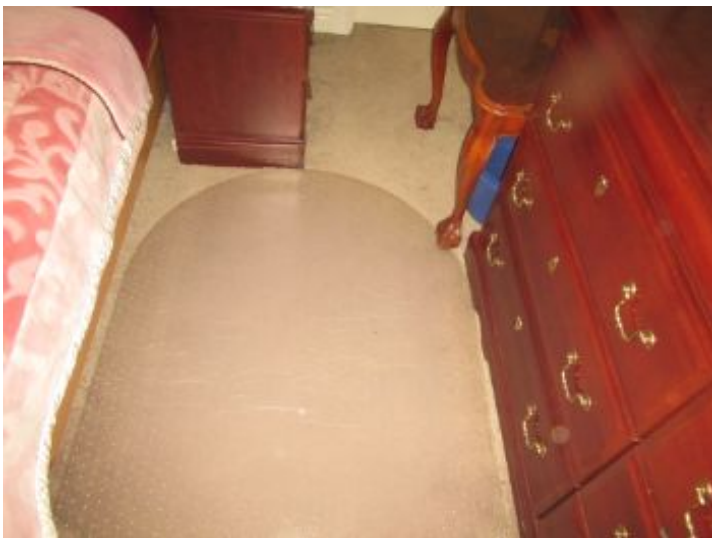
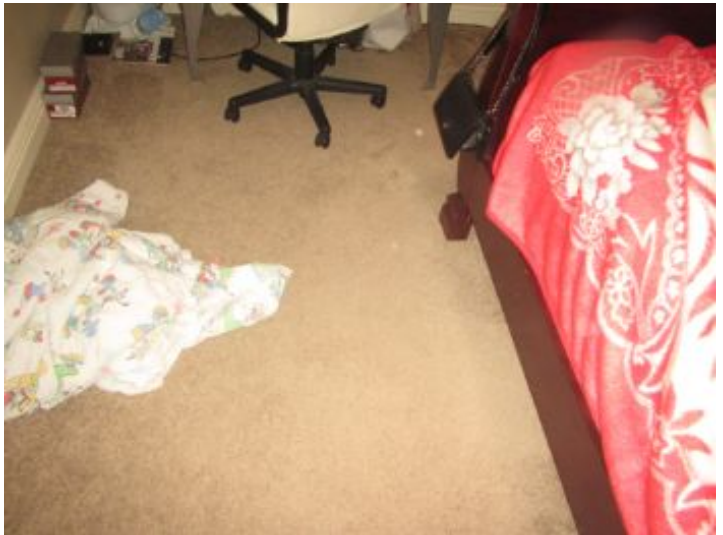
8. Fireplace

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Flooring Types: Carpet is noted.



10. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:

- No security bars are present in this room.
- No security bars are present in this room.
- No security bars are present in this room.
- No security bars are present in this room.

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.



12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

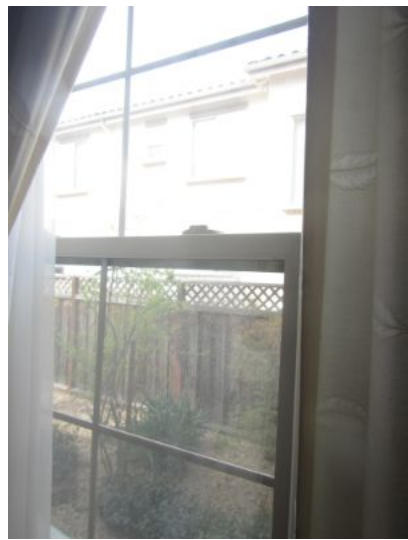
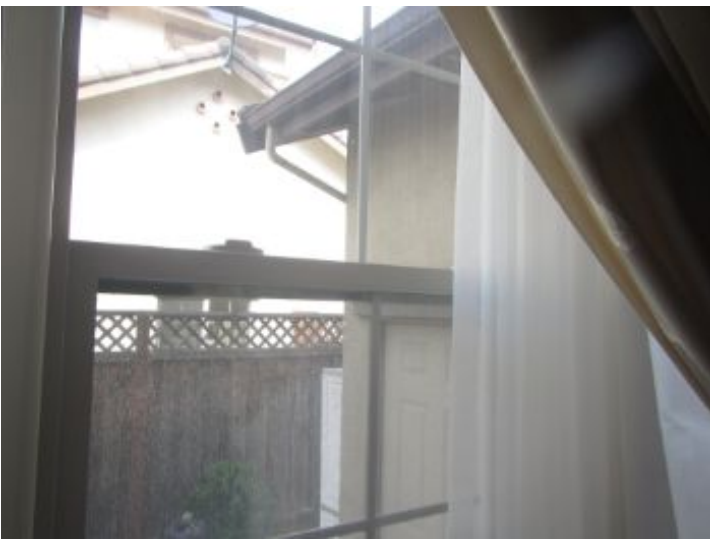
13. Window-Wall AC or Heat

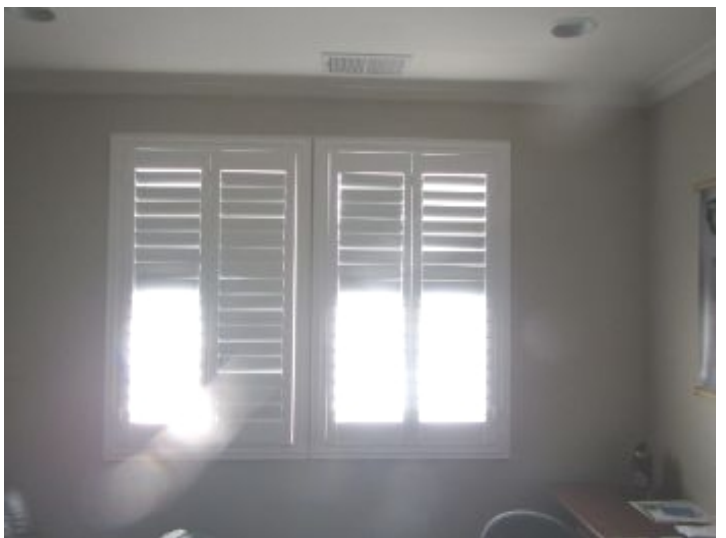
Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Insulated glass noted.







15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

17. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

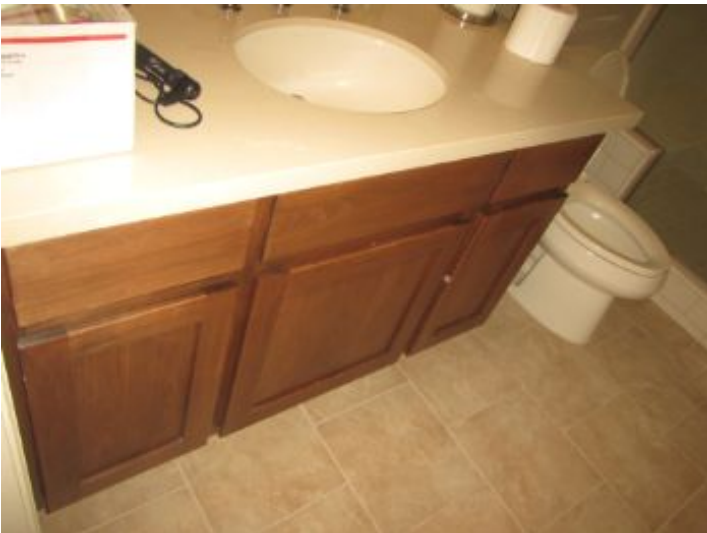
Locations: Master Bathroom • Main Floor Bathroom • Full bath

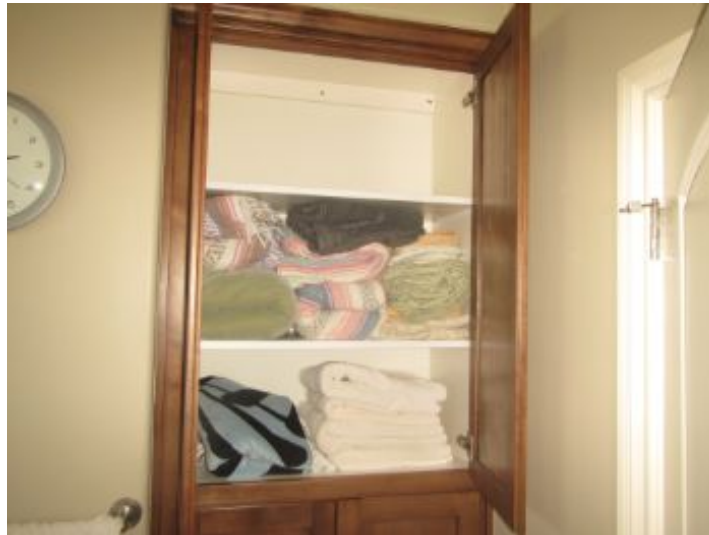
2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- No deficiencies observed.
- No deficiencies observed.





3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Quartz counter tops noted.
- Quartz counter tops noted.
- Quartz counter tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

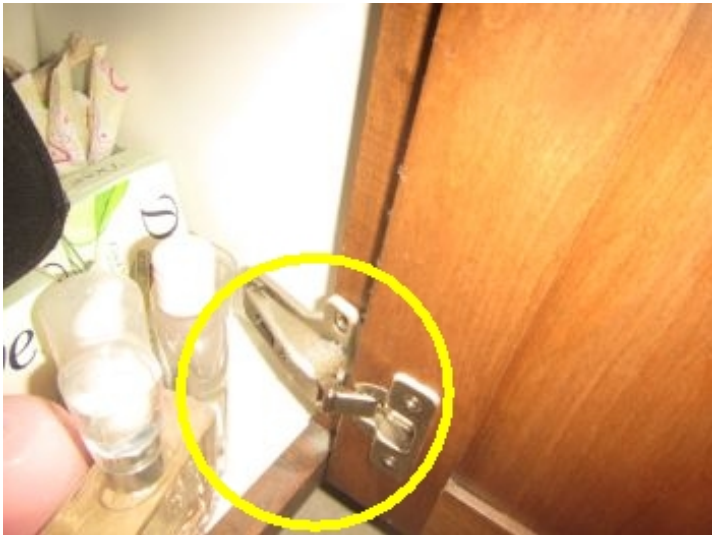
- No major system safety or function concerns noted at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- No major system safety or function concerns noted at time of inspection.



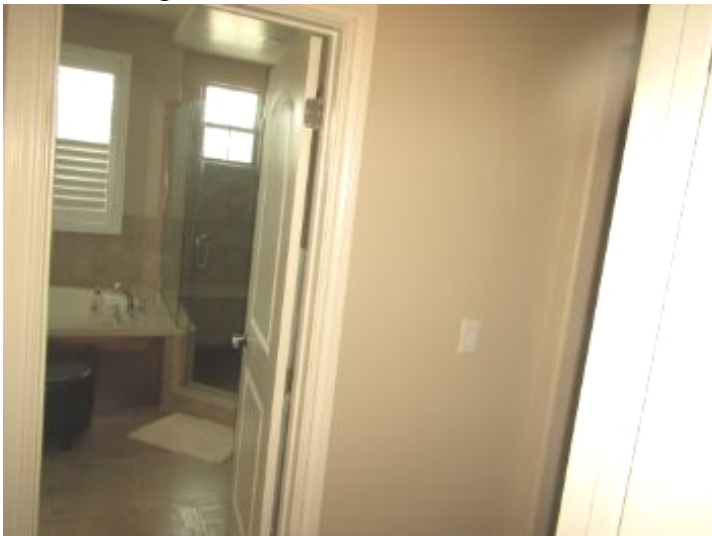
Main floor bathroom



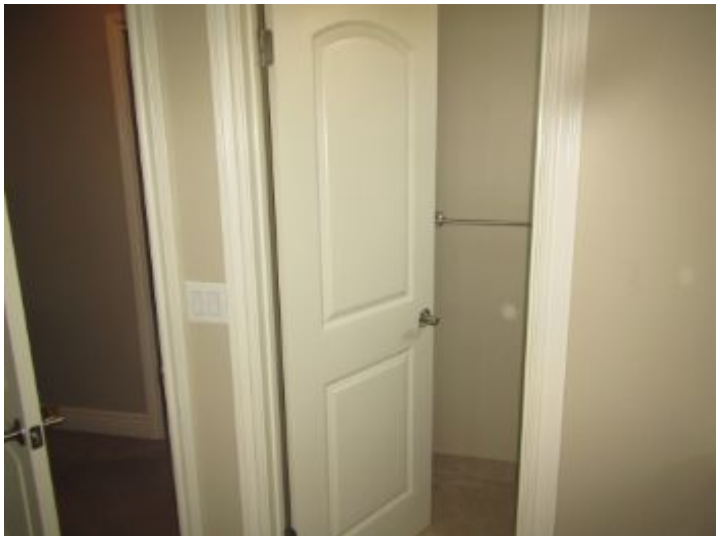
Full bathroom



Hinge is not attached to the cabinet



Master bathroom



6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational
- GFCI in place and operational
- GFCI in place and operational



8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.
- The bath fan was operated and no issues were found.
- The bath fan was operated and no issues were found.



9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

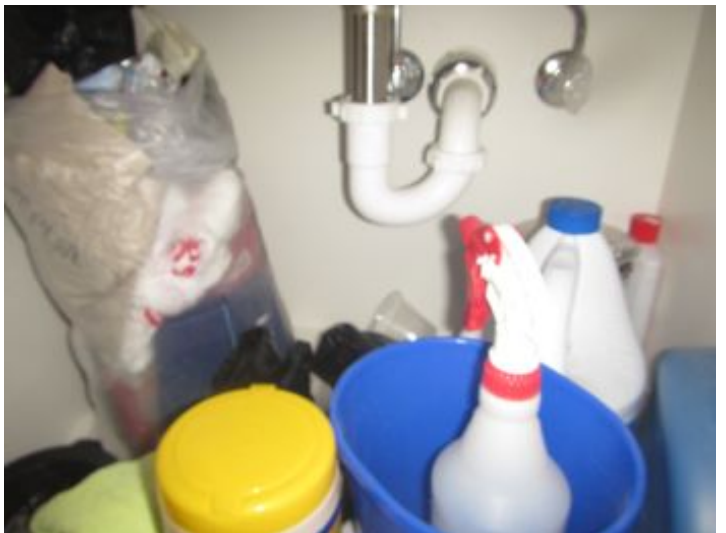
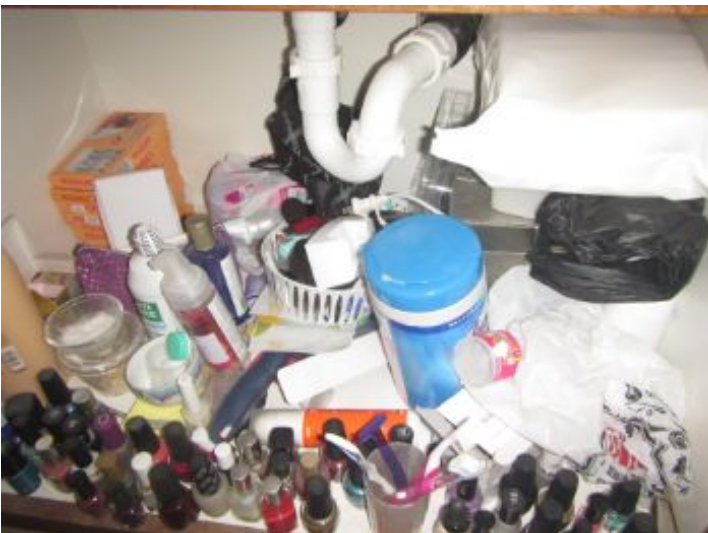
Good	Fair	Poor	N/A	None
X				





12. Plumbing

Good	Fair	Poor	N/A	None
X				





13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

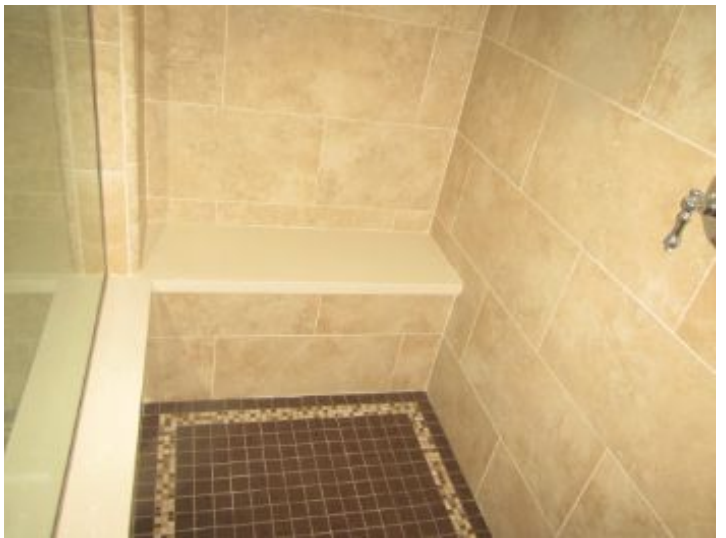
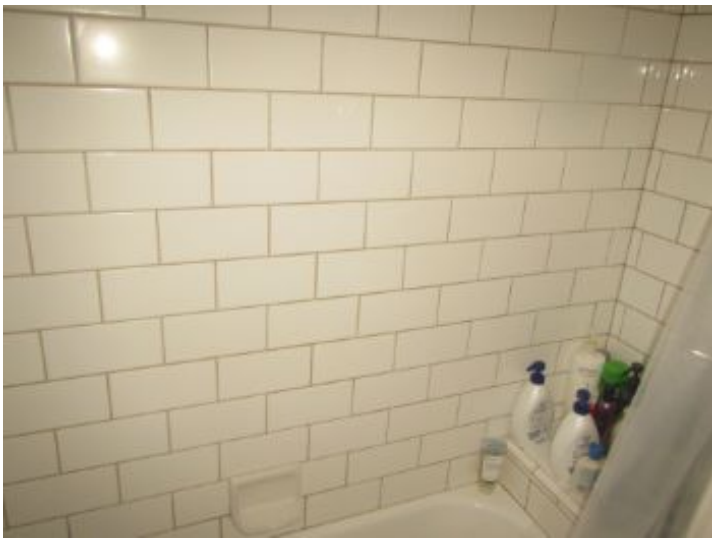
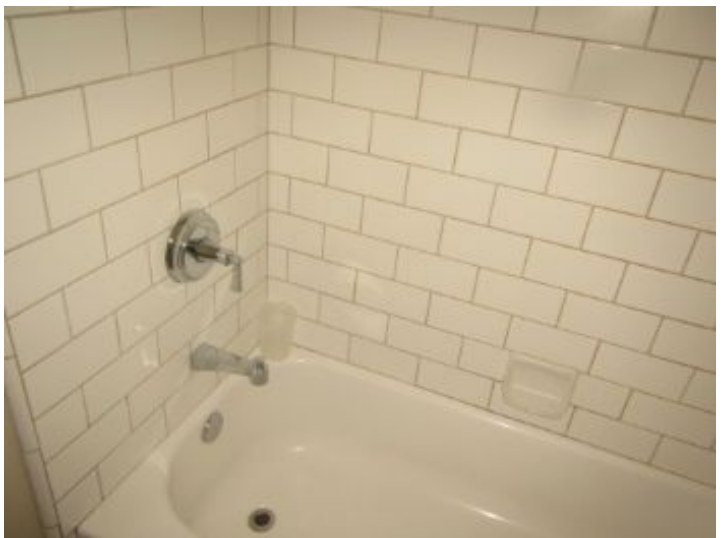
- Observations:
- functional
 - Shower over tub noted
 - functional

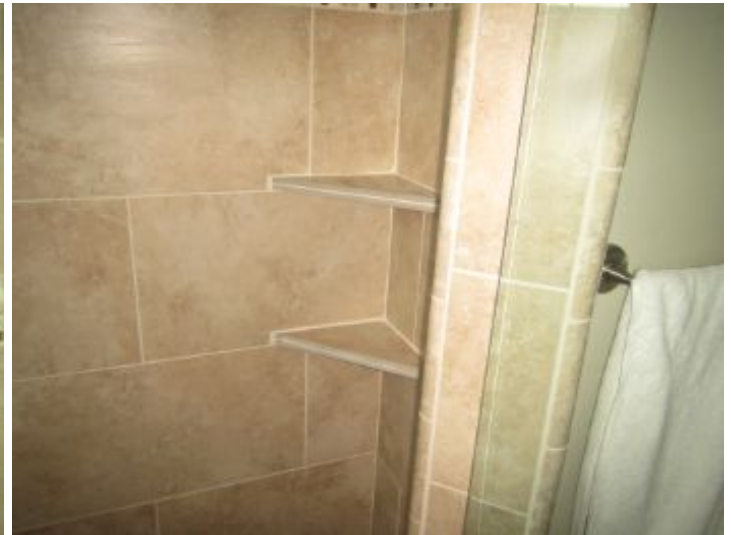


15. Shower Walls

Good	Fair	Poor	N/A	None
X				

- Observations:
- Ceramic tile noted.
 - Ceramic tile noted.
 - Ceramic tile noted.





16. Bath Tubs

Good	Fair	Poor	N/A	None
X				X

Observations:

- Tub
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.
- Curtain present at the shower enclosure.
- The shower enclosure was functional at the time of the inspection.

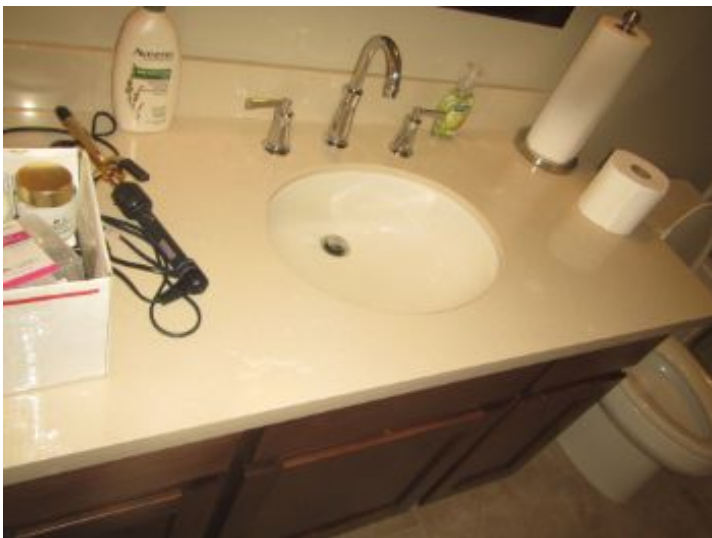


18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- No deficiencies observed.
- No deficiencies observed.



19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

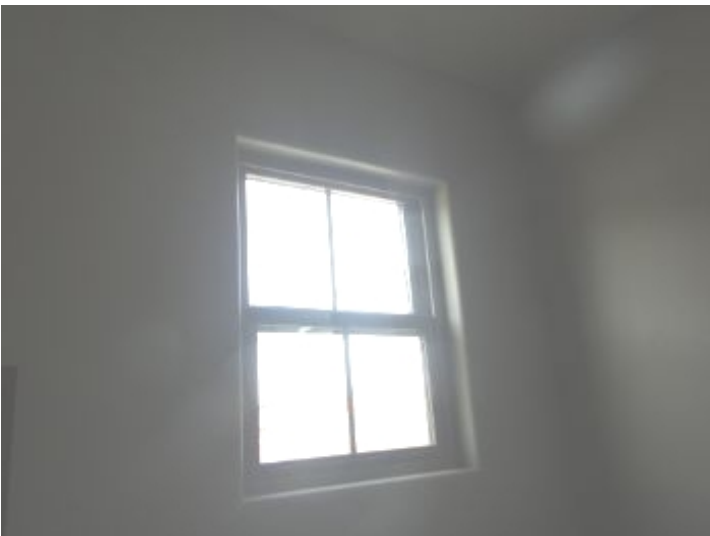
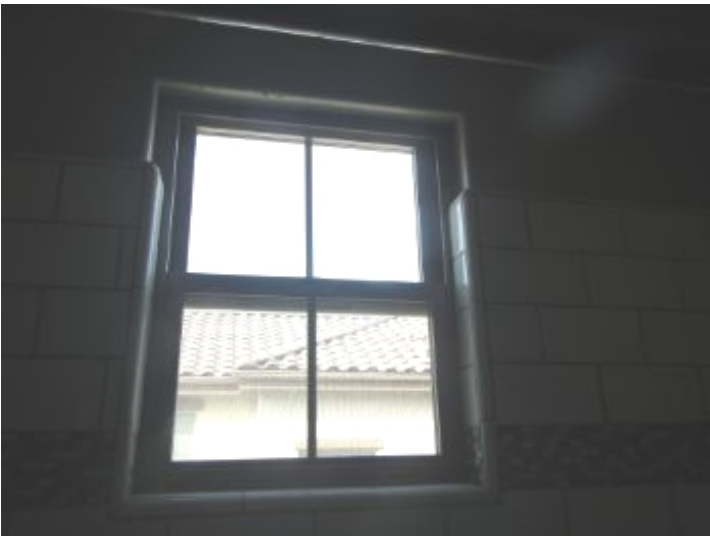
- Operated when tested. No deficiencies noted.
- Operated when tested. No deficiencies noted.
- Operated when tested. No deficiencies noted.



20. Window Condition

Good	Fair	Poor	N/A	None
X				

- Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted. • Insulated glass noted.





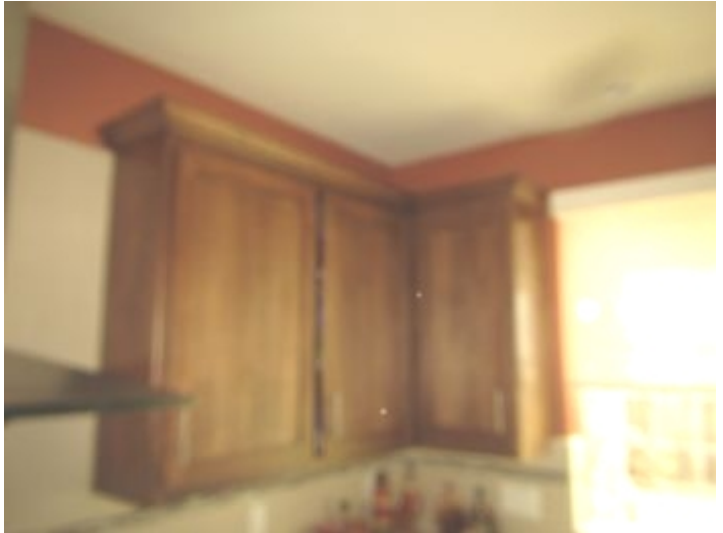
Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.





Trash can drawer

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Quartz counter tops noted.



3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated



4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.
- Operated - appeared functional at time of inspection.



6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Gas cook top noted.



8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
• Oven(s): Electric



9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Kitchen has a Stainless steel - under mounted sink
- Kitchen has a Stainless steel - under mounted sink



Prep sink

10. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented



16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Insulated glass noted.



17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.



18. Plumbing

Good	Fair	Poor	N/A	None
X				



19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
 • No security bars are present in this room.

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



3. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Dryer Vent

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



5. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Subpanel located in the laundry room

6. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



8. Gas Valves

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



9. Wash Basin

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

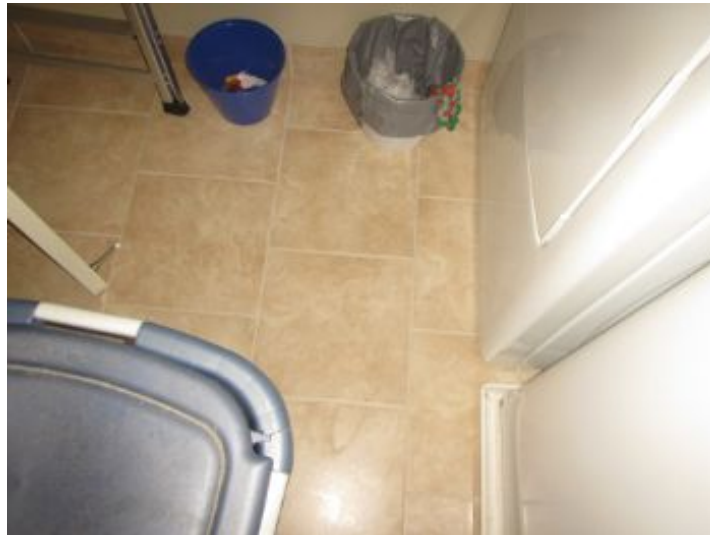


10. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



12. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



13. Wall Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Ceiling Condition

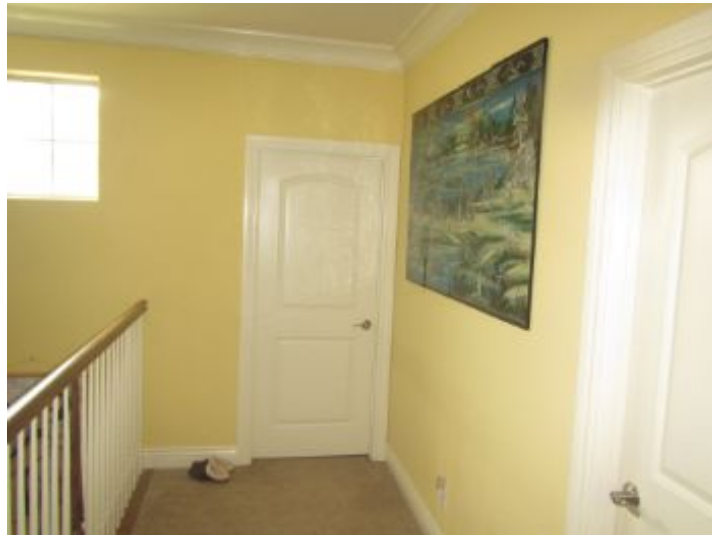
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Security Bars

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

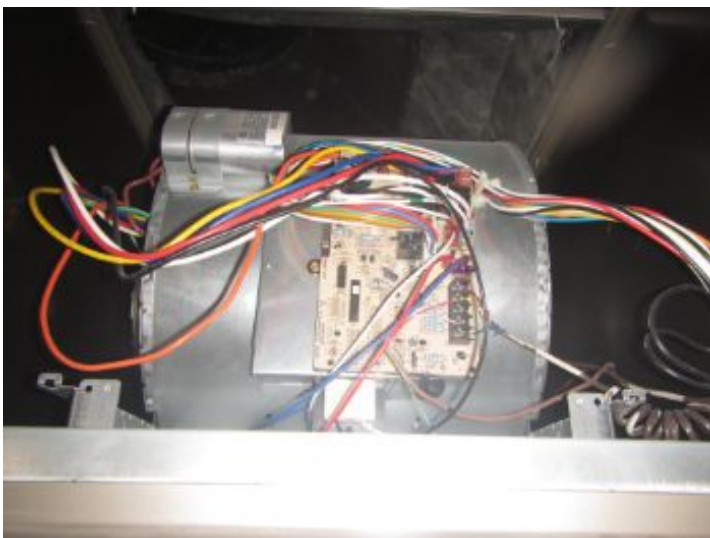
Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the garage

Materials: Gas fired forced hot air

Observations:

- Relatively new high efficiency furnace in place.



2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
				X

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic - PVC vent noted.



5. Gas Valves

Good	Fair	Poor	N/A	None
X				

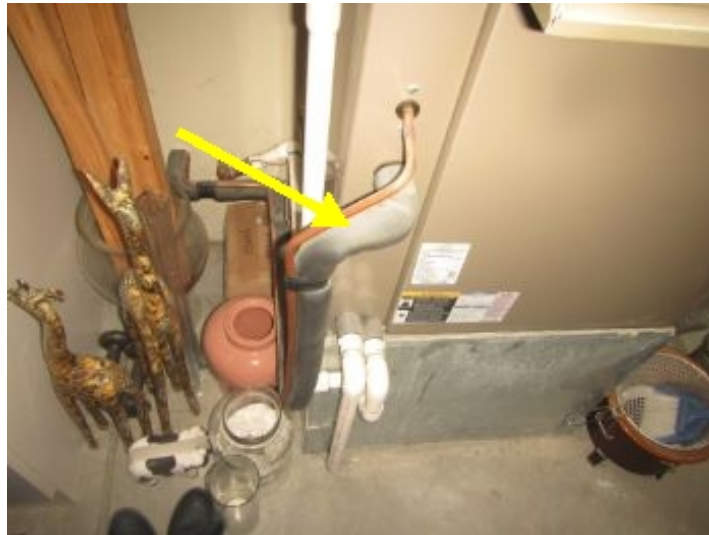
Observations:
• Gas shut off valves were present and functional.



6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
• No defects found.



7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.



8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

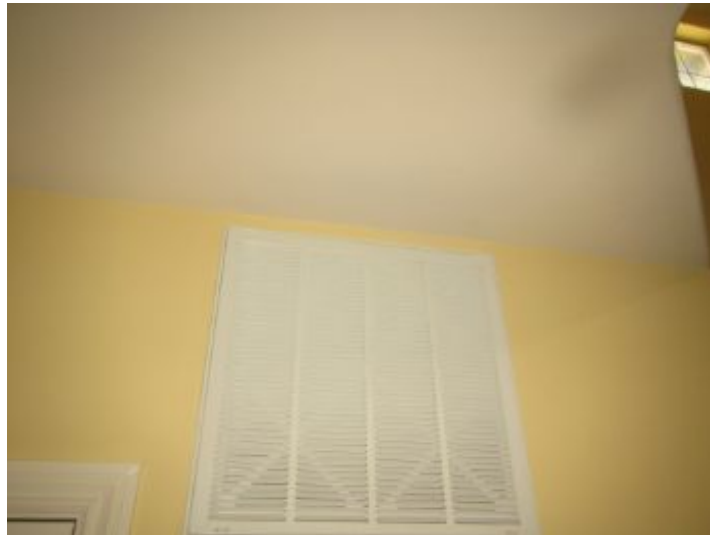
Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in an interior area wall.



11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.



Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
				X

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas
 Location: The heater is located in the garage.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.



6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: galvanized

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None

Materials: copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from the roof
 Materials: Concrete tiles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.



Water softener noted



Sprinkler timer noted

3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None

Observations:
 • Not visible to determine.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • The majority of grounded receptacles , were tested and found to be wired correctly.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.

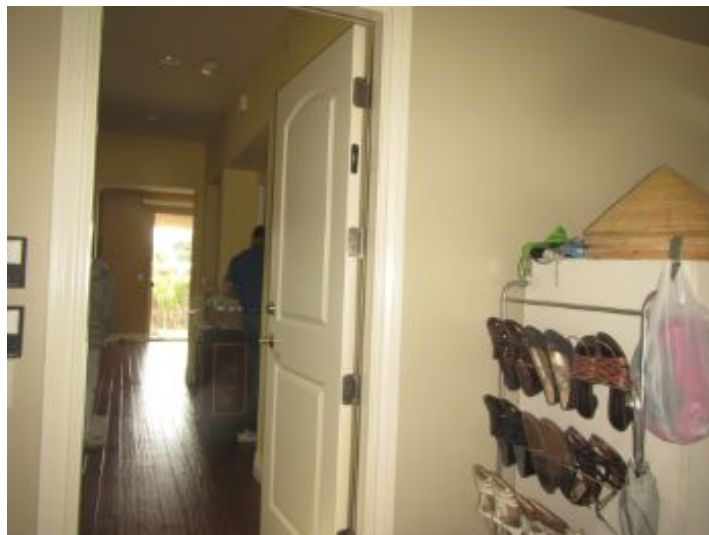


10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.



11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' upgraded insulated steel door

Observations:

- No deficiencies observed.
- No deficiencies observed.



12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

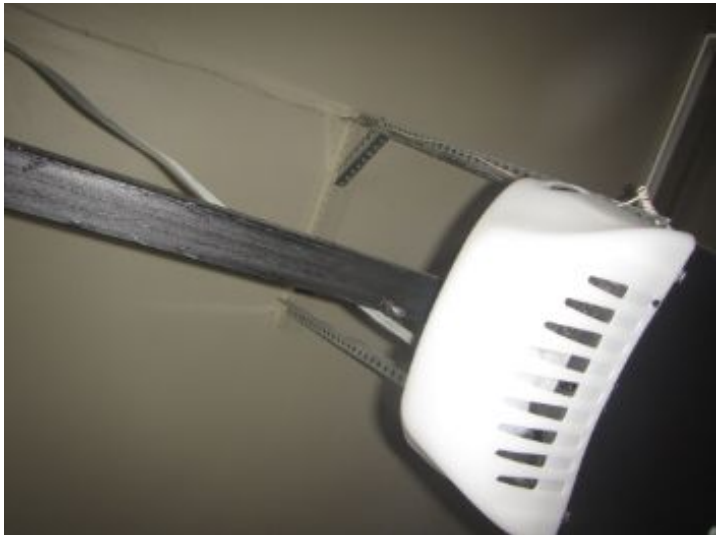
- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Belt drive opener noted.
- Belt drive opener noted.





14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • North side of the house.

Location: Sub Panel Location: • Located in the laundry room

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



Main breaker and subpanel breakers noted



6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from the roof

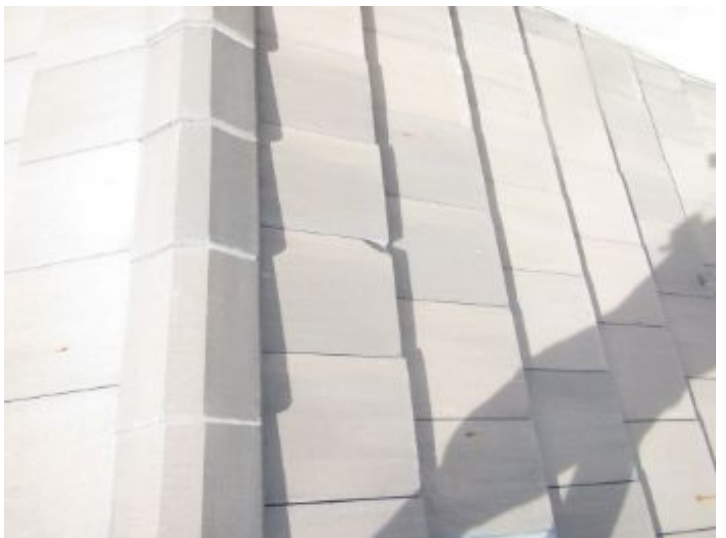
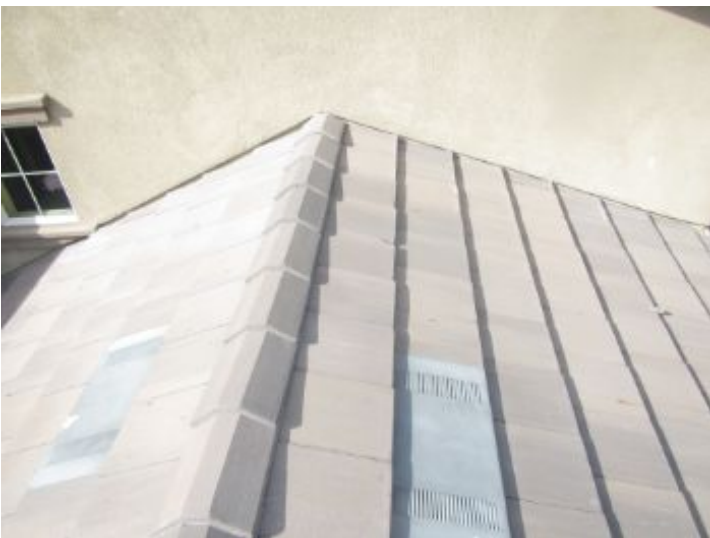
Materials: Concrete tiles noted.

Observations:

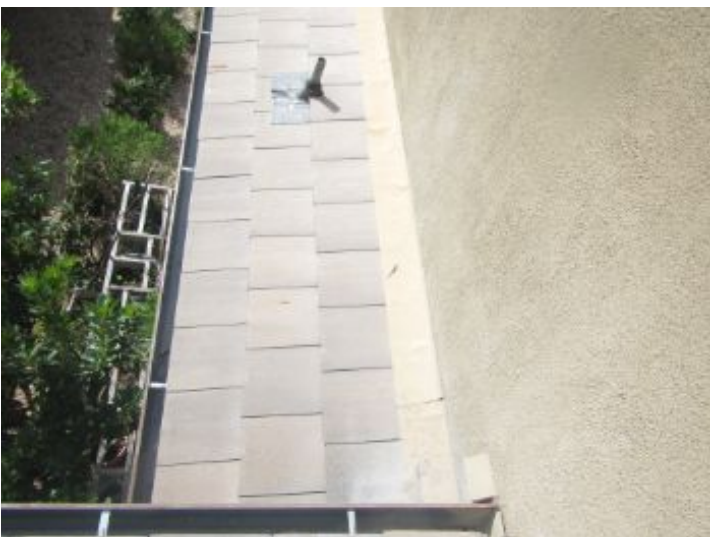
- No major system safety or function concerns noted at time of inspection.
- One cracked tile and a couple of chipped tiles noted







Chipped tile noted

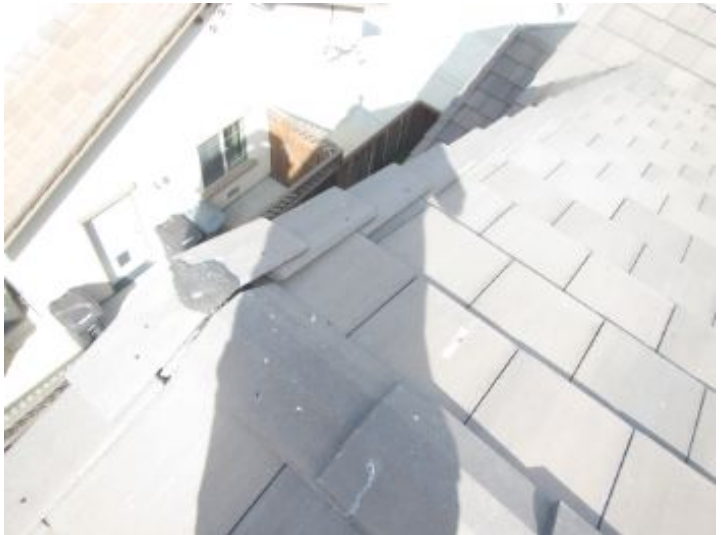


Bird droppings noted



Recommend sealing this edge





Attic fan





2. Flashing

Good	Fair	Poor	N/A	None
X				



3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- No major system safety or function concerns noted at time of inspection.



4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
X				



7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Clean gutters: Significant amounts of debris evident.**



Recommend cleaning out the gutters

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:
 • Bedroom Closet

2. Structure

Good	Fair	Poor	N/A	None
X				



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.



4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • ABS plumbing vents



Fire sprinkler plumbing noted

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.
 Depth: Insulation averages about 8 inches in depth
 Observations:
 • Insulation appears adequate.



9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



Front door



2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.



Window at garage





3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition wood siding, wood frame construction, concrete / block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
X				



Direct vent for gas fireplace noted



Fire alarm



Vent for gas fireplace noted





Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- normal settlement





4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Screened openings noted.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:
 • The foundation access panel installed and functional during the inspection.

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:
 • Support Material: Wood/Bearing Wall
 • Beam Material: Wood
 • Concrete piers
 • No deficiencies were observed at the visible portions of the structural components of the home.

9. Sub Flooring

Good	Fair	Poor	N/A	None

Observations:
 • ****DECKING****
 • Plywood sheathing sub floor.
 • Plywood sheathing not completely visible due to insulation

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The anchor bolts were inspected and appear to be serviceable.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****SUPPLY****
 • Aquapex and copper supply lines noted
 • ****DRAIN, WASTE, VENT****
 • Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
 • ****OBSERVATIONS****
 • Appears Functional at time of inspection.

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional, at time of inspection.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.



Common crack noted

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.



Front yard



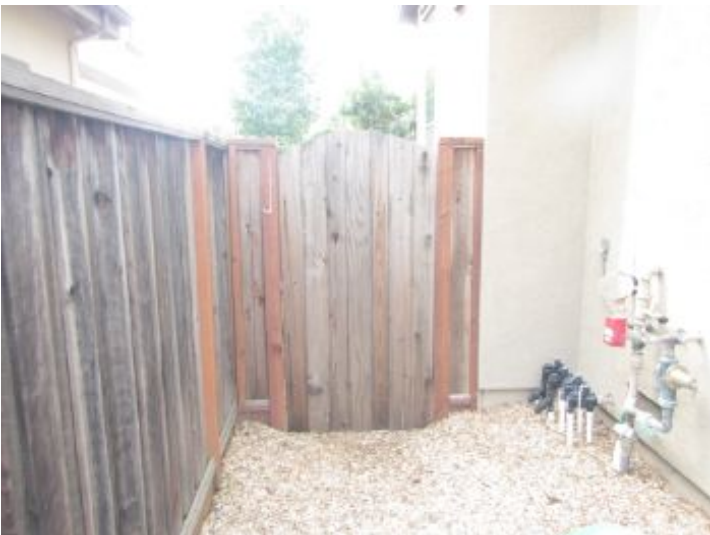
Back yard



4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood





5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X



6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



Service disconnect for A/C unit noted

8. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI receptacles are in good condition.



9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • Aquapex piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.



Pressure regulator, main water shutoff and fire sprinkler main valve noted

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None

Location: South side of house.
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
			X	

15. Patio Enclosure

Good	Fair	Poor	N/A	None
			X	

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Concrete tiles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.



16235 St. John Ct. front elevation





17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood



18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- The sprinkler system operates with a control panel located in the garage.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: A raised perimeter with pier and beam supports -- Crawlspace
 Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

Good	Fair	Poor	N/A	None
X				



3. Windows

Good	Fair	Poor	N/A	None
			X	

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: ****WASTE**** • Appears Functional • ****SUPPLY**** • Appears Functional
 Observations:
 • ABS
 • Copper
 • Galvanized
 • Pex



5. Basement Electric

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.

8. Stairs

Good	Fair	Poor	N/A	None
			X	

9. Railings

Good	Fair	Poor	N/A	None
			X	

10. Slab Floor

Good	Fair	Poor	N/A	None
			X	

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
			X	

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****JOISTS****
- Appear Functional



15. Subfloor

Good	Fair	Poor	N/A	None

Observations:

- Not fully visible for inspection due to insulation



16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



17. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				



Residential Earthquake Hazards Report

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
| Yes | No | N/A | Don't Know | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the house anchored or bolted to the foundation? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
| Yes | No | N/A | Don't Know | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
| Yes | No | Don't Know | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date