



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

Single Family Home



2080 McKenzie Place, San Jose, CA

Inspection Date:

April 22, 2010

Inspected For:

Karl Cheong

C/o Michelle Lin

MAXREAL

1288 Kifer Road #208

Sunnyvale, California 94086

Inspected by:

John Gray

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. The purpose of this inspection is to identify and disclose **visually observable** conditions and deficiencies of the inspected systems and items at the **time of the inspection only**. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the **date of original construction** as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's **subjective opinion** of their condition, in such cases; it is our intent to remain **neutral and unbiased**. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

All **Property Inspection Service** inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the sellers disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Property Inspection Service is neither a guarantor nor insurer.

Thank you for selecting **Property Inspection Service** for your inspection; please feel free to call our office if you have any questions concerning this report.

Sincerely,

PROPERTY INSPECTION SERVICE

408.261.7000 Office – 1.800.RED.FLAG Toll Free

DESCRIPTIONS

A system or component is **SERVICEABLE** when it serves its intended purpose and shows no unusual signs of deterioration.

A **MINOR** condition exists at a system or component when, in the inspectors opinion, the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will **SUGGEST** minor items be corrected.

When we find an **UNSERVICEABLE** or **SEVERE** condition at a system or component, we will **RECOMMEND** that it be corrected. In these cases we will advise you to contact a **licensed contractor** or **qualified professional** for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

DISCLOSURES (WHAT WE DO NOT INSPECT)

This is a visual inspection. Our inspection **DOES NOT** include the examination of CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.

Our inspection **DOES NOT** include the examination or disclosure of TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD. We do NOT perform WATER QUALITY and or WATER ANALYSIS TESTING. Please contact a **qualified professional** for inspection or analysis of these items.

Our inspection **DOES NOT** include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT. **The identification of these items requires specialized skills that we do not have**, therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of **Property Inspection Service**.

PLEASE BE SURE TO READ THE ENTIRE REPORT!

Client hereby acknowledges they have received and read the ENTIRE report.

Initial _____ **Date** _____

PROPERTY SITE

1. Curbs & Gutters

The concrete curb and gutter adjacent to the street is in serviceable condition.

2. Sidewalk

The concrete sidewalk appears to be in serviceable condition.

3. Driveway

The concrete driveway is in serviceable condition.

4. Fence

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

5. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate.

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

BUILDING EXTERIOR

6. Siding

The stucco and fiberboard exterior coverings of the building are in serviceable condition. There are several minor cracks in the stucco exterior covering, however, these cracks do not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. These minor cracks could be corrected during routine building maintenance.

7. Patio

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

8. Walks

The concrete walks at the front, east and west sides of the property appear to be in serviceable condition.

9. Windows

A representative number of exterior windows were inspected and appear to be in serviceable condition for proper operation and weather sealing. However, our inspection does not include the confirmation of the condition of weatherproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

10. Exterior Doors

THE FOLLOWING DOOR CONDITION WOULD SUGGEST CORRECTION:

A. The hinges are loose on the door at the rear of the building.

It is suggested that the door condition be corrected.

ROOF

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

The inspection of the lower level roof covering was performed by walking on the roof.

11. Roof Material

The composition shingle roof covering for the building at the lower level appears to be in serviceable condition.

12. Rain Gutters

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

13. Downspouts

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

BUILDING INTERIOR

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage or furniture are not included in this inspection.

14. Rooms

The condition of the walls and the ceilings within the building do not reflect any signs of unusual or excessive settlement or structural failure.

15. Tub/Shower

The stall shower appears to be provided with a tempered glass type enclosure. This condition complies with the most current code for safety.

16. Wall Insulation

Our inspection of a wall cavity at the exterior wall indicated that the walls are insulated with fiberglass insulation which helps to improve the energy efficiency of the house.

17. Smoke Detector

The house is equipped with smoke detectors located in the hallway adjacent to the bedroom area and in the bedrooms. These units should be checked monthly for proper operation.

KITCHEN APPLIANCES

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliances. This type of insurance is usually available through a "home warranty protection plan". It is suggested that all of the appliances be re-checked for adequate operation during the final walkthrough prior to the close of escrow.

18. Kitchen Appliances

The following kitchen appliances responded to our operational test:

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

The dishwasher drain line is equipped with a code required air gap fitting to prevent the back up of drain water with an accidental stoppage of the sink drain.

GARAGE

19. Garage Structure

Inspection at the garage reveals that the garage is in serviceable condition with no signs of unusual deterioration or structural failure. There is evidence of minor floor cracks, however, this condition does not appear to compromise the serviceability of the garage.

20. Garage Door Opener

The automatic garage door opener responded properly when tested.

ELECTRICAL

Inspection of the electrical system does not include electrical components concealed behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

21. Main Panel

The primary electrical supply for this property is 240 volts at 100 amps, all of which appears to be code complying and in serviceable condition. The main electrical panel is located at the west side of the garage.

The electrical system is provided with a main disconnect switch at the exterior of the building. This switch should always be kept accessible for use in emergencies.

22. Sub Panel

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

23. Dryer

The house is equipped with a 240 volt outlet at the laundry room to accommodate the installation of an electric clothes dryer. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

24. Circuit Wiring

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

25. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters. These circuits should be tested monthly to insure proper operation for maximum safety protection.

PLUMBING

Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include sprinkler systems, portions of the plumbing concealed by finishes and/or storage (below sinks, etc.).

26. Water Piping

The domestic water piping is copper, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable, however, you may wish to make your own determination if the volume and pressure will satisfy your needs.

The main shut-off valve is located at the west side of the garage.

27. Drainage Piping

The drainage piping within the property is ABS plastic, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration.

28. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of fifty gallons. The unit appears to be serviceable with no signs of unusual deterioration or premature failure. The unit is equipped with the following items:

- A temperature/pressure relief valve to protect the system from failure because of excessive temperature or pressure.
- An approved type gas valve to provide convenient gas shut-off.
- An adequate flue to handle flue gases.
- Sufficient combustion air ventilation to serve the burners of the water heater.
- Seismic straps to protect it from tipping over in the event of an earthquake that appear to be in compliance with the methods suggested by the Division of the State Architect.

29. Gas Piping

The gas meter and shut-off valve are located at the west side of the garage.

HEATING SYSTEM

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

30. System

The building heating is furnished with a gas, forced air heating unit. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- An adequate flue to handle the flue gases.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electrical disconnect switch for convenient disconnection of electrical service for unit servicing.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

The heat exchanger of the heating unit is not accessible for inspection, therefore, a complete inspection of the unit could not be performed. If further confirmation of its condition is needed, it will require a disassembly of the unit. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

31. Filters

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

32. Thermostat Setback

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

The zone system is not included in this report.

33. Ductwork

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

34. Fireplace Appliance

The building is furnished with a gas, fireplace appliance at the family room. The unit appears to be in serviceable condition with no signs of unusual deterioration or premature failure. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- An adequate flue to handle the flue gases.
- Sufficient combustion air ventilation to serve the burners of the heating unit.

ATTIC

A limited inspection of the attic space was performed because it was inspected from the access opening due to insulation blocking the access.

35. Insulation

The attic space is insulated with fiberglass type insulation to an estimated R-30 (ten inches). This is considered the maximum amount of insulation that would be required in this climate area.

36. Structural Members

The structural framing in the attic appears to be adequately installed and properly supported. There is no evidence of modification or structural failure.

37. Ventilation

The ventilation in the attic space appears to be adequate to meet building code and satisfy the free air requirements.

38. Attic Leaks

There was no evidence of current roof leakage found during the inspection of the attic.

FOUNDATION & CRAWL SPACE

Our foundation inspection does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired.

The design of this building does not incorporate the use of a crawl space, therefore, under floor structural and mechanical items cannot be inspected.

GENERAL COMMENTS

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

The following items are not included in this report:

- A. The water softener.
- B. The alarm system.