

AAA Home Inspections

Property Inspection Report



4808 Pepperwood Way, San Jose CA, 95124
Inspection prepared for: Karin Dillin & Natalie Kraten
Agent: Stacy Seymour - Coldwell Banker

Inspection Date: 6/11/2011 Time: 11:00

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 7 Item: 7	Electrical	<ul style="list-style-type: none">• 2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
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Bedrooms

Page 13 Item: 7

Electrical

- 2-prong outlets -

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- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

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Kitchen		
Page 26 Item: 24	GFCI	<ul style="list-style-type: none"> • GFCI tested and found to be improperly wired. Recommend review and repair by Qualified Electrician, there were no grounds present at GFI receptacles. Recommend running a ground wire back to the panel.
Heat/AC		
Page 29 Item: 2	Heater Base	<ul style="list-style-type: none"> • The heater base shows signs of water damage. Possible prior water intrusion.
Garage		
Page 36 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Flashing at gable above garage and around chimney are lifting. Recommend fastening the flashing to the roof deck and caulking around the flashings
Page 37 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Spalling noted at front of garage, recommend repairing
Page 37 Item: 6	Electrical	<ul style="list-style-type: none"> • Most receptacles in house were 2 prong outlets and not grounded. I recommend grounding the outlets
Electrical		

Page 40 Item: 1	Electrical Panel	<ul style="list-style-type: none">• There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at http://www.inspect-ny.com/electric/zinsco.htm• Panel cover missing, exposing live electrical wires as an electrocution hazard.
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Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant • 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

3. Ceiling Fans

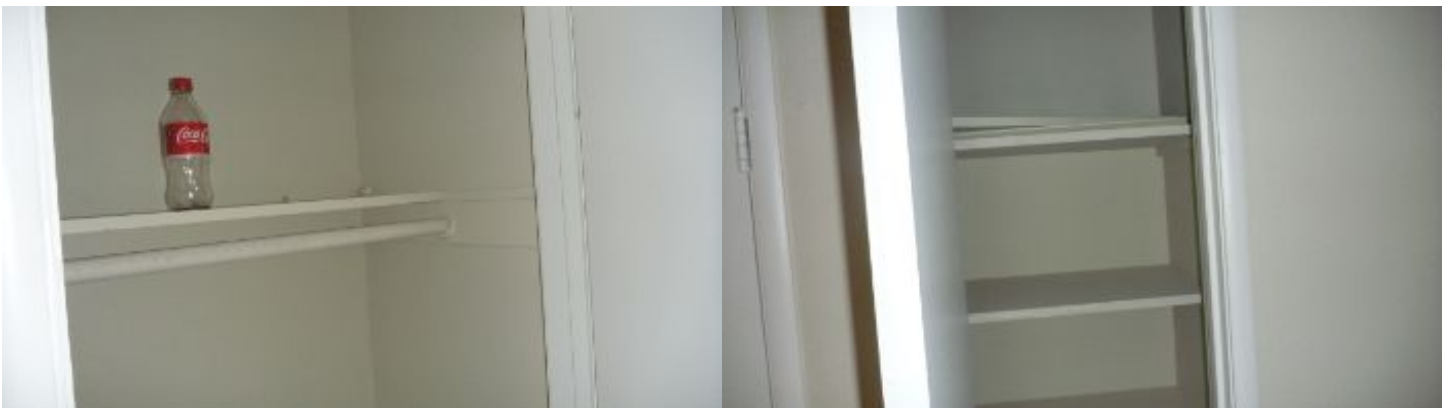
Good	Fair	Poor	N/A	None

Observations:
 • None present.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closet is in serviceable condition.



5. Door Bell

Good	Fair	Poor	N/A	None
				X

6. Doors

Good	Fair	Poor	N/A	None
X				



Front entry

7. Electrical

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

Observations:

- 2-prong outlets -

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8. Security Bars

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

Observations:

- No security bars are present in this room.

9. Smoke Detectors

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

10. Stairs & Handrail

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

11. Window-Wall AC or Heat

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

12. Window Condition

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

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



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



Patio doors in dining area

15. Screen Doors

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



Dining area



Tile entry noted

17. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.



Hardwood floors noted



Fireplace located in 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: Master#1 • Hall#2 • Hall

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

Observations:

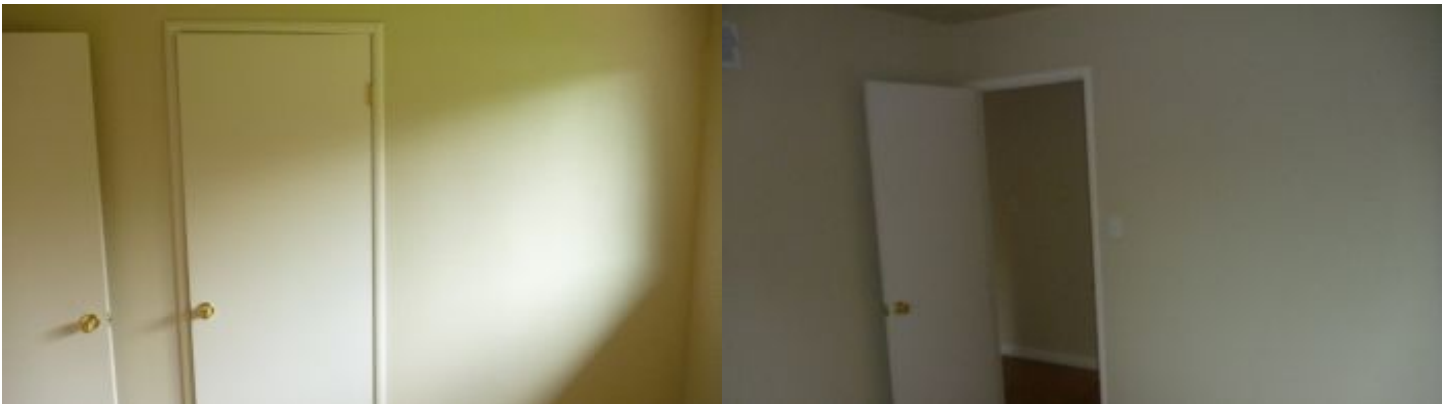
- None present.
- None present.

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.





Master bedroom closet

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None

Observations:

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8. Fireplace

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.



10. Security Bars

Good	Fair	Poor	N/A	None

- 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.

11. Smoke Detectors

Good	Fair	Poor	N/A	None

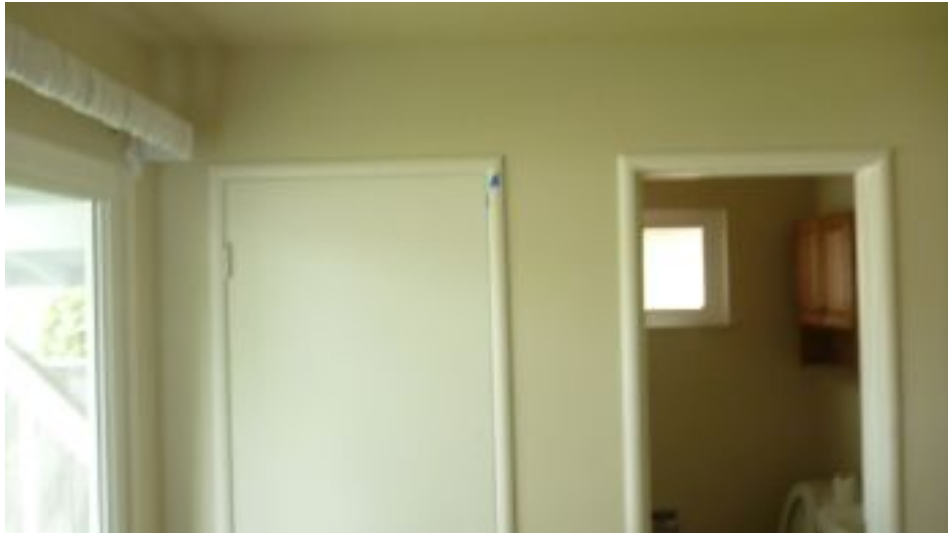
Observations:

- There were no smoke detectors present in the bedroom(s).
- No smoke/ fire detectors were installed at time of inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



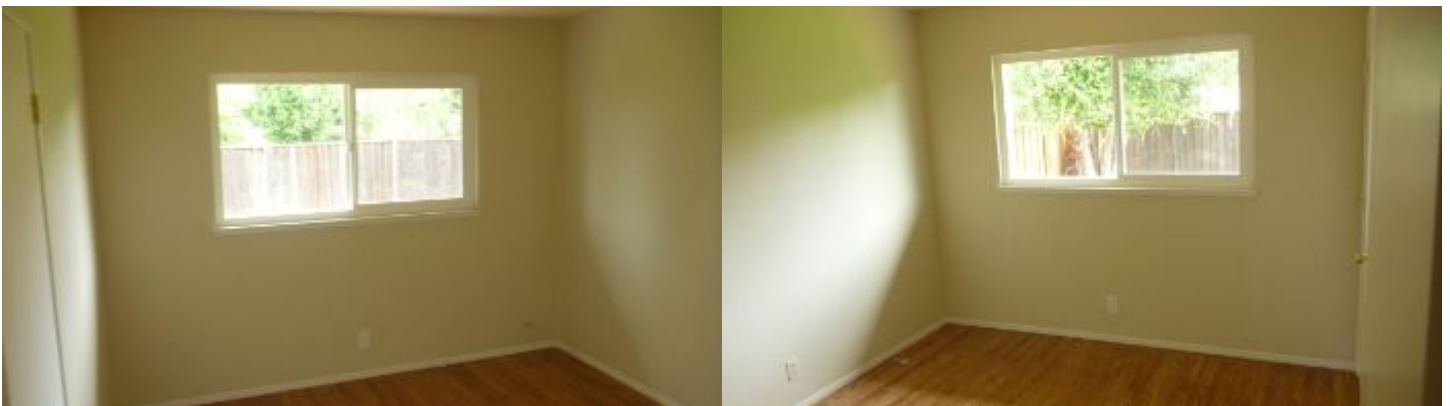
13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding 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

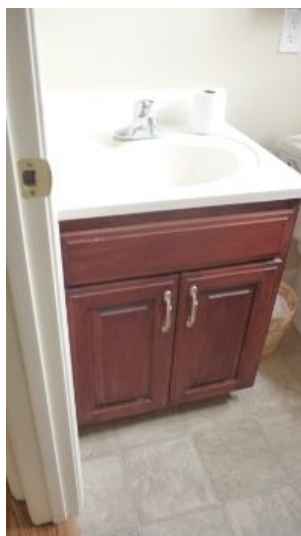
Locations: Master Bathroom • Full bath

2. Cabinets

Good	Fair	Poor	N/A	None
X				X

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



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				X

Observations:

- Solid Surface 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.

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.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- 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.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.



10. Heating

Good	Fair	Poor	N/A	None
			X	

11. Mirrors

Good	Fair	Poor	N/A	None
X	X			



Bathroom cabinets noted

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				X

Observations:
 • functional



15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.
 • Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
				X



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.



18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- No deficiencies observed.





19. Toilets

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

Observations:

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



Lino floor noted



20. Window Condition

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

Materials: 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:

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



2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.



Pantry

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.

6. Microwave

Good	Fair	Poor	N/A	None
				X

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

10. Drinking Fountain

Good	Fair	Poor	N/A	None

Observations:
 • There was no drinking fountain present in this kitchen.

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
 • There was no spray wand present in this kitchen.
 • There was no spray wand but there was a spray head present

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
X				

Observations:
 • The soap dispenser was functional.

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 single hung window noted. • Insulated glass noted.



Upper cabinets noted

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted in kitchen, dining area and front entry

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

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

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****Sliding Patio Doors****
 • The sliding patio door was functional during the inspection.

22. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

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

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
- GFCI tested and found to be improperly wired. Recommend review and repair by Qualified Electrician, there were no grounds present at GFI receptacles. Recommend running a ground wire back to the panel.

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

3. Counters

Good	Fair	Poor	N/A	None

4. Dryer Vent

Good	Fair	Poor	N/A	None

5. Electrical

Good	Fair	Poor	N/A	None

6. GFCI

Good	Fair	Poor	N/A	None

7. Exhaust Fan

Good	Fair	Poor	N/A	None

8. Gas Valves

Good	Fair	Poor	N/A	None

9. Wash Basin

Good	Fair	Poor	N/A	None

10. Window Condition

Good	Fair	Poor	N/A	None

11. Floor Condition

Good	Fair	Poor	N/A	None

12. Plumbing

Good	Fair	Poor	N/A	None

13. Wall Condition

Good	Fair	Poor	N/A	None

14. Ceiling Condition

Good	Fair	Poor	N/A	None

15. Security Bars

Good	Fair	Poor	N/A	None

16. Doors

Good	Fair	Poor	N/A	None

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 hall closet
 Materials: Gas fired forced hot air



2. Heater Base

Good	Fair	Poor	N/A	None

Observations:

- The heater base shows signs of water damage. Possible prior water intrusion.



Past staining noted at heater base, could not locate where leakage was coming from

3. Enclosure

Good	Fair	Poor	N/A	None
				X

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- The visible portions of the vent pipes appeared functional.

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 near the patio area.
 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 inside heater cabinet. • Located in a filter grill in an interior area wall.

11. Thermostats

Good	Fair	Poor	N/A	None

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.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.



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:

- 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper • galvanized

Observations:

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



10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

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: Inspected from roof

Materials: Composition shingles noted.

Observations:

• Clean roof areas: Significant amounts of organic debris evident. Roof appears to right around 10-12 years old

• **Flashing at gable above garage and around chimney are lifting.**

Recommend fastening the flashing to the roof deck and caulking around the flashings

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

• Appeared satisfactory, at time of inspection.



3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

• The anchor bolte were inspected and appear to be serviceable.

4. Floor Condition

Good	Fair	Poor	N/A	None

Materials: Bare concrete floors noted.

Observations:

• **Spalling noted at front of garage, recommend repairing**



5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
 • Dimensional lumber wood ceiling joists

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Most receptacles in house were 2 prong outlets and not grounded. I recommend grounding the outlets

7. GFCI

Good	Fair	Poor	N/A	None

Observations:
 • GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

8. 240 Volt

Good	Fair	Poor	N/A	None
X				

Observations:
 • The 240 volt outlets tested functional.

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

Observations:
 • There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



Door going into house needs self closing hinges

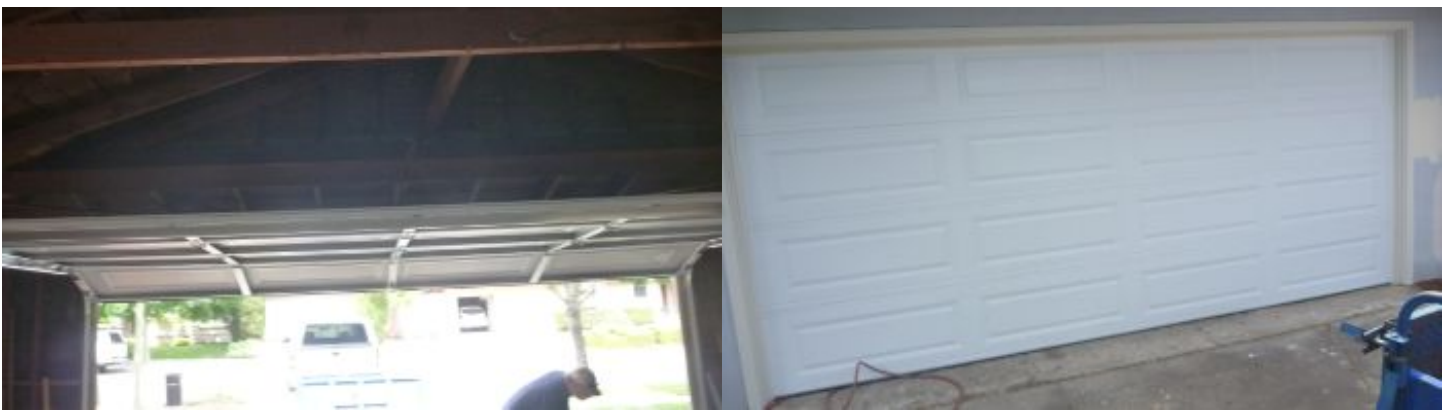
11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door

Observations:

- 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

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
				X

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
• Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

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

Location: Main Location: • rear of structure

Observations:

- There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at <http://www.inspect-ny.com/electric/zinsco.htm>
- Panel cover missing, exposing live electrical wires as an electrocution hazard.



Panel needs an interior cover

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop 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.



Zinnsco Panel

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

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



Large amounts of organic debris noted

Service drop for electrical



2. Flashing

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



3. Chimney

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



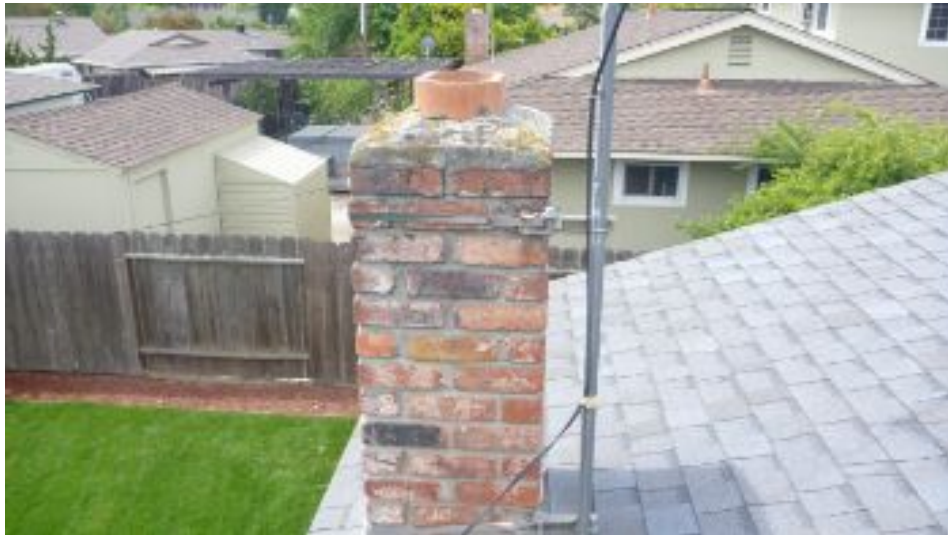
Chimney flashing

4. Sky Lights

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

5. Spark Arrestor

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



Spark arrester should be installed

6. Vent Caps

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



Sun tunnel noted

7. Gutter

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

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
- Possible asbestos materials observed. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ABS plumbing vents
- No deficiencies noted in plumbing vent piping.

8. Insulation Condition

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

Depth: Insulation averages 3 to 4 inches. Recommend installing more.
Observations:
• sparse in some areas



9. Chimney

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

10. Exhaust Vent

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

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.



2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

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



3. Siding Condition

Good	Fair	Poor	N/A	None
X				

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

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. Eaves & Facia

Good	Fair	Poor	N/A	None
X				



5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None
	X			





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
- Support Material: concrete block piers
- Beam Material: Wood
- Concrete piers
- Concrete block/wood piers support floor above.
- 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:

- 2x6 T and G flooring noted (T and G tongue and groove)

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolte were inspected and appear to be serviceable.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.

12. Foundation Plumbing

Good	Fair	Poor	N/A	None

Observations:

- 3/4 inch Galvanized
- 1+ inch galvanized
- Cast iron waste and vent pipe noted.
- Galvanized 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

Grounds

1. Driveway and Walkway Condition

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

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Heavy cracking noted at driveway and some spalling at front of garage and on the inside of the garage



Common cracking

2. Grading

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

Observations:

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

3. Vegetation Observations

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

Observations:

- No major system safety or function concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



4808 Pepperwood Way



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

8. GFCI

Good	Fair	Poor	N/A	None
				X

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: west 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: Galvanized piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• 65

12. Pressure Regulator

Good	Fair	Poor	N/A	None

Observations:
• none

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure
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

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood



18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

• Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.



Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted. • 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: Appears Functional • Appears Functional
 Observations:
 • Cast Iron
 • Copper
 • Galvanized





Galvanized pipes



5. Basement Electric

Good	Fair	Poor	N/A	None
				X

6. GFCI

Good	Fair	Poor	N/A	None
				X

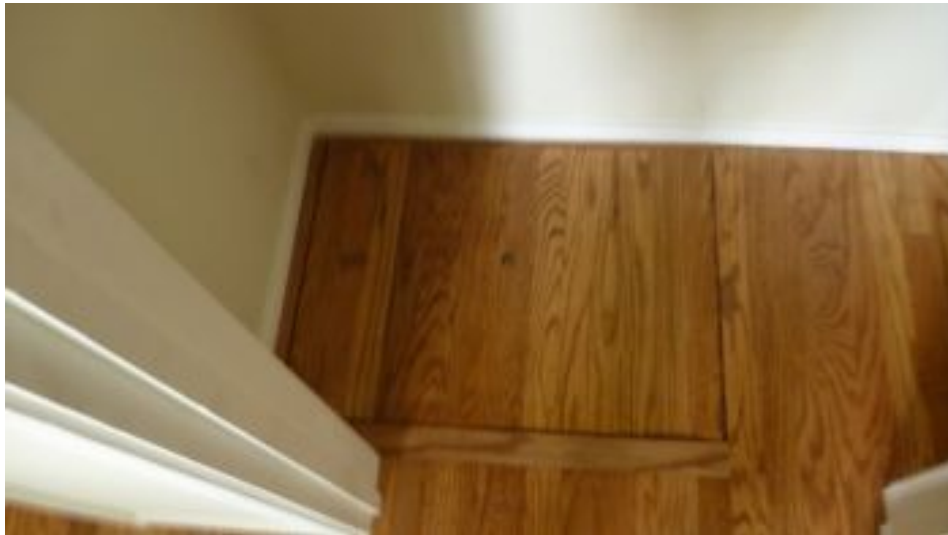
7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.



Attic and underfloor access located in master bedroom closet

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



15. Subfloor

Good	Fair	Poor	N/A	None
X				



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 checked="" type="checkbox"/> | <input 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"/> | <input 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"/> | <input 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