



The Home Inspectors

Specialists In Residential Inspections

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PROPERTY INSPECTED:

2048 Huran Dr.

San Jose, Ca.



INSPECTED FOR:

Gilma De Trinidad

c/o Graeham Watts

Century 21 Alpha

INSPECTED BY:

Gary Dulleck

INSPECTION DATE:

May 9, 2011

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INTRODUCTION

This property was inspected by an inspector with many years experience in the construction trades. The following report is based on the inspector's findings at the time of the inspection with regards to the observed conditions of the major structural, mechanical & electrical components of the property. The following terms are sometimes used in this report to describe system components and their conditions at the time of the subject inspection:

GOOD/SOUND: These terms are used to describe a system or component that is capable of providing its intended function and is considered by the inspector to be in average or above condition for its age.

MINOR: This term is usually used to define an amount of wear and tear which does not significantly limit the use of the component or system. A system may show minor wear or deterioration and still be considered in good/sound condition. Also used to denote a relatively small amount or less than moderate. Often an item that should be corrected as part of routine maintenance.

MODERATE: To a greater degree than minor, or a system or component that may still be able to perform its intended function in full or part, however, should in our opinion, receive some specific maintenance or repair in the near future.

ATTENTION NEEDED: This term is used to define a system or component that, in our opinion, should have immediate attention; either a more detailed analysis and/or corrective action.

ROUTINE MAINTENANCE: Those items which should be incorporated into the buyers regular property maintenance program.

This report is for the use of the original client only. Any other interested parties should obtain their own inspection. The fee for this report is non-transferable and not contingent upon the successful close of escrow. This report is not intended as a substitute for a seller disclosure statement or structural pest (termite) report.

A home inspection is a limited time, visual inspection of a home... usually a home that is being purchased. The purpose of the inspection is to determine the condition of various systems of the home at the time of inspection and report on significant visible defects regarding portions of the site, structure, interior, heating, electrical and plumbing as per accepted standards in the home inspection industry. No inspection will pick up every latent defect. The inspection is not intended to be technically exhaustive. There will quite likely be items of possible concern to the client which are not addressed in the report. The inspector's ability to find defects is limited by access to various parts of the property, lack of information about the property and many other factors. **The report that is issued is a compilation of observations and an opinion as to the condition of portions of the home/systems. It is not a "code compliance" report.**

The service that **The Home Inspectors** has provided you is an inspection, not a warranty. We make no warranty of this property. If you desire warranty coverage please see your real estate agent for details about any warranty plan that their firm may have access to.

Thank you for giving **The Home Inspectors** the opportunity to provide you with our inspection service. Please feel free to call if you have any questions concerning this report or if we can be of any further assistance.

Respectfully submitted,
The Home Inspectors
Gary Dulleck, President
Residential Inspection Specialists

● BUILDING SITE ●

● CURBS & GUTTERS

The conventional concrete curb and gutter was in generally good condition. There is minor cracking.

● SIDEWALKS

The concrete sidewalk was in good condition.

● DRIVEWAY

The concrete driveway was in generally good condition. There is minor cracking.

● SURFACE DRAINAGE

The drainage adjacent to the structure is generally correct at this time with the following exception(s): Some minor inadequate sloping was noted. There are downspout extensions missing and/or insufficient to direct water away from the building.

Recommendation: Use of extensions at the base of the downspouts should direct rain water away from the building. Routine maintenance would require that the area adjacent to the foundation be maintained with a slope of one-half inch per foot away from the foundation for a distance of five feet where possible.

● BUILDING EXTERIOR ●

● SIDING

The exterior walls are covered with stucco and wood which is in generally good condition with the following exception(s): There is some splitting and weathering of the wood and missing wood siding at the front ([attention needed](#)).

There is miscellaneous patched stucco (around windows)

and missing stucco at a window and where something was removed at the left ([attention needed](#)).



There are unsealed openings into the ceiling cavity (and a birds nest in one) along the right eaves ([attention needed](#)).



There are some minor cracks in the exterior stucco covering. Cracking of this nature is common and it usually indicates there has been some settling or movement of the foundation and/or building.

● WINDOWS

Based on our standard spot check, the windows appeared in generally good condition however, were not accessed or tested due to limited personal property/limited access.

Broken glass was noted at the hall bathroom window ([attention needed](#)). This window also now opens into the enclosed exterior laundry area.

NOTE: Windows have been upgraded/replaced. Installation specifics are beyond the scope of this report however, where the stucco had not yet been patched at a left window, it was noted that the building paper intended to provide a moisture barrier was damaged and not properly repaired/the window was not properly flashed indicating this condition may also exist at other windows where stucco has been patched in.

● ROOF

The roof is covered with composition shingle at the main roof and a tar covered membrane (no gravel to protect tar) at the right addition roof.

There are buried roof jacks, missing ridge shingles, face installed flashings, missing vent caps and an embedded mop left in the tar.

There were missing downspouts at gutters.

NOTE: We do not probe eaves, rafters, fascia, etc. to determine condition. Check your structural pest report regarding wood condition as there is deteriorated wood.

Recommendation: [Attention needed](#): For further evaluation and repairs contact a licensed roofing contractor.

● BUILDING INTERIOR ●

● CEILINGS/WALLS

The ceilings and walls as visible to inspection had miscellaneous scrapes and holes. There was also mildew noted at the bathroom.

● EXIT DOORS

The front door was found to be in good condition.

The right rear sliding door is in good condition although the stationary glass portion is blocked by an added wall.

● BUILT-IN KITCHEN APPLIANCES

The microwave oven was not tested however, its vent fan was found to vent into the cabinet. Also, see Electrical System.

The free-standing oven/range was not inspected. NOTE: Our limited appliance inspections do not include free standing appliances.

● HEATING SYSTEM ●

There is no heating system ([attention needed](#)).

Original wall furnace(s) have apparently been removed.

Recommendation: Contact a licensed heating contractor for furnace/heating system installation.

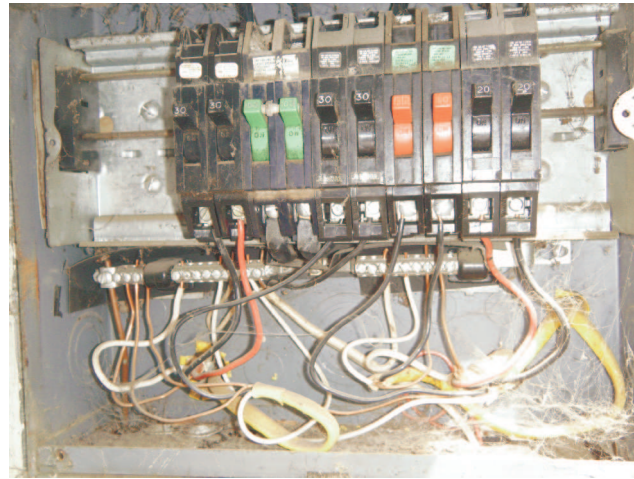
● ELECTRICAL SYSTEM ●

The electrical service to the building is by overhead wire which enters via a weatherproof head. The service box is located at the rear exterior. The electrical service is 240 volt protected by a 100amp main breaker. As visible at the panel there is copper branch circuit wiring.

No AFCI (arc fault circuit interrupter) breakers were noted. AFCIs are newly-developed electrical devices designed to help protect against fires caused by arcing faults in the home electrical wiring. Although the requirement is limited to only certain circuits/bedroom outlets in newer residential construction, AFCIs could be considered as an upgrade if desired for added protection in existing homes as well.

The following was noted where attention is needed:

1. The breaker-to-wire size does not appear properly matched at 2-30amp breakers. There are also a pair of 30amp breakers which appeared to be for 220v but missing a handle tie and there are unprotected electrical cables exiting the panel through open knockouts.



2. There are miscellaneous non weather tight lights, outlets and switches at the exterior as well as an open junction box and

Romex cable terminated at a taped off end at the rear exterior.



3. The microwave oven power cord is attached somewhere not determined over the cabinet/ceiling.



4. There is exposed spliced wiring in the cabinet over the kitchen sink

and in the cabinet under the kitchen sink.



5. There is a light in an improper location near a shelf at some bedroom closets and also a cord protruding from the wall at the right rear bedroom closet.
6. There were several missing switch and outlet coverplates, miscellaneous open grounded 3-hole outlets and no power at some livingroom outlets.
7. There was exposed wiring at the hall bathroom light.

8. There is exposed spliced wiring in the attic.



9. There were less than the normally required amount of outlets at the addition walls.

A representative number of electrical outlets were tested and were found to be working properly with the above exception(s). Light and switch operation was also only spot checked.

There was no GFI found. Modern construction now requires that outlets located in the bathrooms, outdoors, garage, and kitchen counter receptacles within 6 feet of the sink be protected by a Ground Fault Circuit Interrupter. A GFCI (or GFI) monitors the equal current in both the black and white wires. If there is any change in this balance the GFI shuts off current on the protected outlet(s). This reduces the chance of a serious shock. We suggest upgrading the system by installing GFIs as they are an inexpensive and important safety feature.

Recommendation: For further evaluation of the electrical system and repairs as needed contact a licensed electrician.

● PLUMBING SYSTEM ●

There is a shut-off valve and pressure regulator where the water service line enters the building (located at the front). The water pressure was a little higher than the norm (40-80 PSI) per our standard test procedure. The pressure was measured to be 90 PSI after the regulator indicating the regulator may be improperly adjusted or malfunctioning. Standards usually require the pressure to be regulated when the water pressure exceeds 80 PSI. High pressure may lead to premature failure of gaskets, washers, plumbing joints, etc. Note: Pressure and testing equipment accuracy may vary.

The main shut-off valve handle is missing ([attention needed](#)).

There appeared to be copper service lines as visible (mostly not visible/not inspected). The water softener located at the front exterior/service entrance was not inspected.

The plumbing fixtures and faucets were checked and found to operate satisfactorily with the following exception(s):

1. The addition bathroom sink and the kitchen sink both have improper drains using flex piping (prone to clog) and with no P-trap at the drain which can lead to venting of sewer gas (attention needed).



2. The addition bathroom toilet flapper hung up open on the chain after flushing.
3. At the hall bathroom, the tub shower doors were not operating well, the toilet tank lid did not fit well and the tub stopper did not operate.

The kitchen undersink water purifier was not inspected.

● WATER HEATER

The water heater is a gas-fired appliance which is located in a closet in the rear right exterior enclosed laundry area. There were rodent droppings on top of the water heater (rodents beyond our scope to evaluate). The water heater appeared to be operating properly at the time of the inspection. The shut-off valve in the gas supply line is accessible.

There is a pressure/temperature relief valve with discharge pipe. Seismic strapping was noted to help restrain the water heater during an earthquake, however, the water heater is not strapped per recommended specifications. NOTE: We recommend strapping per the booklet by the Office of State Architect entitled "Earthquake Bracing of Water Heaters for Single-Family Home".

● GARAGE ●

There is no garage. See General Comments.

● ATTIC ●

There is a small central attic area with access at the hall ceiling. Due to low clearance/limited access, the attic area was viewed from the access hole only. The attic space is insulated with fiberglass batt insulation to an estimated value of R-11 to 19.

The structural members in the attic appear to be in good condition as visible. The ventilation in the attic space appeared to be low ("normal" for this type of construction).

● **FOUNDATION** ●

The house is constructed on a concrete slab which was not visible for inspection. The right addition appeared to most likely be constructed on a “sleeper floor” over concrete (also not accessible/not inspected).

● **GENERAL COMMENTS** ●

There is additional construction to the original building at the right. This construction would require building permits. It would be prudent to check with the building department to confirm that permits were obtained and the work and material passed all required inspections. This area may have originally been added as a garage and then converted into living space. Due to lack of outlets, heating etc. it was most likely “not permitted” as living space.

There was a passive vent found at the addition bathroom ceiling (no fan or window) and what appeared to be an added non functioning vent fan at the hall bathroom.

The gas meter is located at the left. A wrench should be kept near the meter in case emergency shut off is required. No automatic seismic shutoff valve was noted.

CONDITIONS & LIMITATIONS

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 coverings, carpeting, drapes, etc.

Recommendations are sometimes given as a possible course of action and are not necessarily the only or best solution. The absence of a recommendation does not necessarily mean no action is required. It is advisable that any and all corrective work suggested in this report be done by a licensed contractor, licensed in the trade involved, to insure that the work is done in a good workmanlike manner, in accordance with applicable building codes, and with proper permits.

The following are specifically excluded from the scope of this inspection and report: Items concerning soils, geology and engineering of the site or structure, shower pans, swimming pools, spas, saunas and their related equipment; electric, water, sewage, and gas lines outside the building or underground; septic tanks; solar water systems, water softeners or purifiers, window or wall mounted air conditioner units and furnace heat exchangers. How the structure or any component may perform during an earthquake is beyond our ability to determine. This report does not address structural items or home systems/components inaccessible at the time of the subject inspection (ie under insulation, behind furniture, within walls, etc.).

We do not determine whether any appliances, components or materials used have any known defects or are on any published recall list.

No water, air, soil or material analysis, including those for health or environmental considerations (e.g. lead, formaldehyde, radon, asbestos, tainted drywall etc.), were performed as part of this inspection. This inspection does not include mold or any possible related health issues.

No evaluation or representations are made regarding encroachments, easements, property lines, building setbacks or site stability.

We do not calculate correct sizing or adequacy of water and gas piping or drain lines and vents, nor the adequacy of the electrical circuit layout or amperage draw/load calculations. We do not test operate any gas or water shut-off valves or any electrical disconnects or breakers (except GFIs).

This inspection does not cover items checked for in a normal structural pest/termite report (fungus, water damage, pest infestation, etc.) nor preclude the need for one.

While industry accepted standard care has been employed, no guarantees are expressed or implied. This report is not intended to cover all aspects or components of the property or all possible defects. This report does not provide a warranty for the continued use of the systems or components within the property, or does it specify what should or should not be included in the property. Items not specifically referred to in this report are excluded from this report.

Receipt of this report shall constitute acknowledgment of the foregoing conditions and limitations. If you do not agree with the above, promptly return all copies of the report. If you have any questions regarding this report and its recommendations, please call us.

Thank you for using **The Home Inspectors**.