



2033 Gateway Place Suite 500, San Jose, CA 95110
Inspection prepared for: Wall 2 Wall
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Sample Report

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Report Summary

Exterior		
Page 12	Garage / Carport observation	<ul style="list-style-type: none"> • Repair: The garage door opener was not functioning, owner had adjusted to stay partially open. Verify garage door is operating. It should be repaired as necessary. • Repair: The garage shows signs of moisture on ceiling. Moisture confirmed with moisture meter. Appears to be leaking from upstairs bathroom. Recommend repairing waste pipe from bathroom to prevent any further damage.
Electrical		
Page 16	Outlets / Switches / Fixtures observation	<ul style="list-style-type: none"> • Repair: A ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be repaired. (see photo). • Safety Issue: The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution. (see photo).
Page 16	Smoke/Carbon Monoxide detectors observations	<ul style="list-style-type: none"> • Repair, Safety Issue: No carbon monoxide detector upstairs, recommend installing CO monitor in hallway in between all bedrooms upstairs.
Plumbing		
Page 22	Water Heater observation	<ul style="list-style-type: none"> • Repair, Safety Issue: For safety reasons, it is recommended that a Temperature and Pressure Relief (TPR) Valve be installed for the water heater. The lack of such a valve is a safety concern. • Repair, Safety Issue: The “draft diverter” of the water heater venting system is configured in such a way that it could allow spillage of exhaust products. This is a potential safety concern that should be addressed promptly.
Page 23	Plumbing Fixtures	<ul style="list-style-type: none"> • Improve: The (see photo) faucet is loose. • Repair: The (see photo) tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

FirePlaces/Wood Stoves

Page 33

Fireplace / Wood stove observation

• Repair: The fireplace was not working at time of inspection.



Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

Major Concern:

A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue:

Denotes a condition that is unsafe and in need of prompt attention.

Repair:

Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve:

Denotes improvements which are recommended but not required.

Monitor:

Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost:

Denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years. Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION:

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

THE SCOPE OF THE INSPECTION:

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. Our goal of the inspection is to provide all of our clients with the confidence knowing they have the necessary information about the property. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre inspection contract for a full explanation of the scope of the inspection.

House

Single Family

- **This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, the improvements that are recommended in this report are not considered unusual for a home of this age.**

House faces

- North

Occupancy

Occupied - Furnished

Structure

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Foundation observation

Materials / type Poured Concrete • Crawl Space Configuration

Observations:

- **No defect observed at time of inspection**

Floor structure observation

Materials: Wood Joist

Observations: No defect observed at time of inspection

Wall structure observation

Materials:

- Wood Frame

Observations:

- **No defect observed at time of inspection**

Roof structure observation

Materials: Rafters • Trusses

Observations:

- **No defect observed at time of inspection**

Crawl space

Observations:

- **No defect observed at time of inspection**



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Roofing

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Roof observation

Materials: Asphalt Shingle • Clay Tile Roll Roofing

Observations:

- Normal wear and tear



Roof flashing observation

Materials: Metal

Observations:

- Roof flashing has normal wear and tear

Chimney observation

Materials:

- Masonry

Observations:

- The masonry chimney has normal wear and tear

Roof drainage observation

Materials: Aluminum • Downspouts discharge above grade

Observations:

- Downspouts/gutters have normal wear and tear



Method of inspection

Camera pole

Exterior

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, any outbuilding, any seawall, any break wall, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Exterior wall observation

Materials: Stucco

Observations:

- **Monitor: Common minor cracks were observed on the exterior walls of the house. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.**





Monitor: Common minor cracks were observed on the exterior walls of the house. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Eaves / Soffits / Fascias observation

Materials: Wood

Observations:

- Eaves/Soffits/Fascias has normal wear and tear



Exterior doors / windows observation

Observations:

- Exterior Doors/Windows in good condition



Driveway observation

Materials: Asphalt

Observations:

- Driveway in satisfactory condition



Walkway observation

Materials: Concrete • Pavers

Observations:

- Walkway has normal wear and tear.



Walkway has normal wear and tear.

Porch / Deck / Patio observation

Materials: Concrete

Observations:

- **Porch in good condition**



Garage / Carport observation

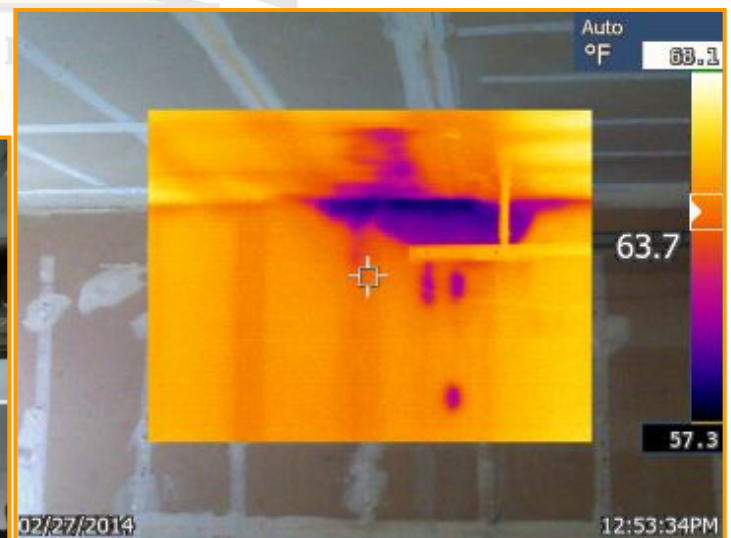
Materials: Steel • Automatic Opener Installed

Observations:

- **Repair:** The garage door opener was not functioning, owner had adjusted to stay partially open. Verify garage door is operating. It should be repaired as necessary.
- **Repair:** The garage shows signs of moisture on ceiling. Moisture confirmed with moisture meter. Appears to be leaking from upstairs bathroom. Recommend repairing waste pipe from bathroom to prevent any further damage.



Repair: The garage door opener was not functioning, owner had adjusted to stay partially open. Verify garage door is operating. It should be repaired as necessary.



Garage wall under bathroom showing signs of moisture. This appears to be coming from a toilet located above garage, recommend fixing waste pipe to prevent water/moisture damage.

Lot drainage observation

Level Grade

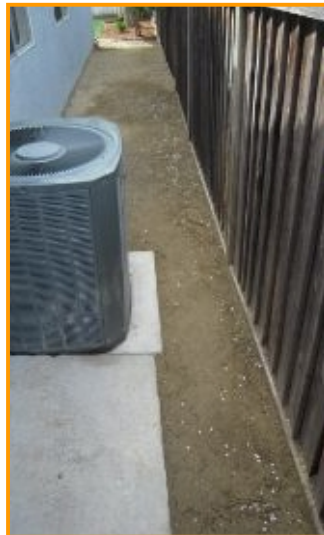
Observations:

- **Good lot drainage.**



PROPE Good lot drainage. TIONS

Landscaping / Fence observation

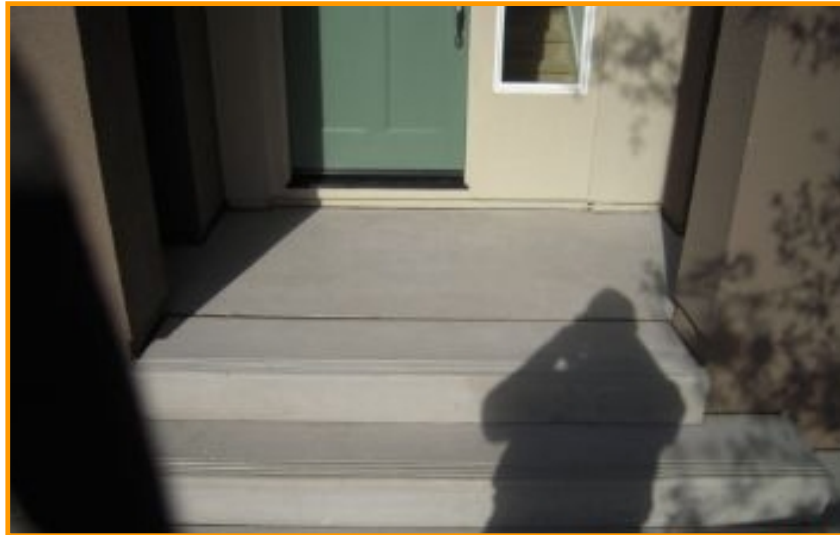


Steps observation

Materials: Concrete

Observations:

- Steps on good condition at time of inspection



PROPERTY INSPECTIONS

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Electrical

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical service observation

Electric service Underground Service

Observations:

- Electric in good condition

Service panel observations

Service panel Attached Garage • 200 AMP

Materials:

- Utility Room



Distribution wiring observation

Materials: Copper

Service grounding observation

Materials: Copper

Outlets / Switches / Fixtures observation

Grounded • Exterior

Observations:

- **Repair:** A ground fault circuit interrupter (**GFCI**) outlet is inoperative. This circuit should be repaired. (see photo).
- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution. (see photo).



Repair: A ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be repaired. Outside rear sliding glass door.



Safety Issue: The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution. Outside front door

Smoke/Carbon Monoxide detectors observations

Present

Observations:

- **Smoke detectors did operate as intended when button was pushed.**
- **Repair, Safety Issue:** No carbon monoxide detector upstairs, recommend installing CO monitor in hallway in between all bedrooms upstairs.



Heating system

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of any flue or chimney which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre inspection contract for a detailed explanation of the scope of this inspection

Heating system observation

System type Forced Air Furnace

Fuel source Natural Gas

Observations:

- Furnace tested ok with good temperature rise.



Ductwork and Exhaust observation

Materials:

- Insulated

Cooling system

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F.

Cooling system observation

System type Manufacturer Day & Night • Central Air Conditioner

Fuel source Electric

Observations:

- Good temperature differential at time of inspection



Insulation/Ventilation

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.

Exterior Wall Insulation

Materials:

- Unknown

Basement / Crawlspace observation

Materials: None

Attic observation

Materials:

- **Cellulose** Batts

Observations:

- Typical insulation levels

Ventilation observation

Vent type Ridge vent • Soffit vent • Bathroom

Plumbing

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of any flue or chimney which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Supply Plumbing

water info Water supply source - Public Water Supply • Service pipe to house - Copper • Interior supply piping - Copper

Observations:

- **Note: Reasonable water pressure was observed at time of inspection. A typical drop in flow was experienced when two or more fixtures were operated at the same time.**



Waste System observation

Waste info Public Sewer System • Plastic

Water Heater observation

Water heater info

- Manufacturer GE
- Approximate Capacity 40 gal:
- Gas

Observations:

- **Repair, Safety Issue:** For safety reasons, it is recommended that a Temperature and Pressure Relief (TPR) Valve be installed for the water heater. The lack of such a valve is a safety concern.
- **Repair, Safety Issue:** The “draft diverter” of the water heater venting system is configured in such a way that it could allow spillage of exhaust products. This is a potential safety concern that should be addressed promptly.



Fuel Storage and Distribution observation

Fuel storage Natural Gas Main Valve At meter outside garage

Observations:

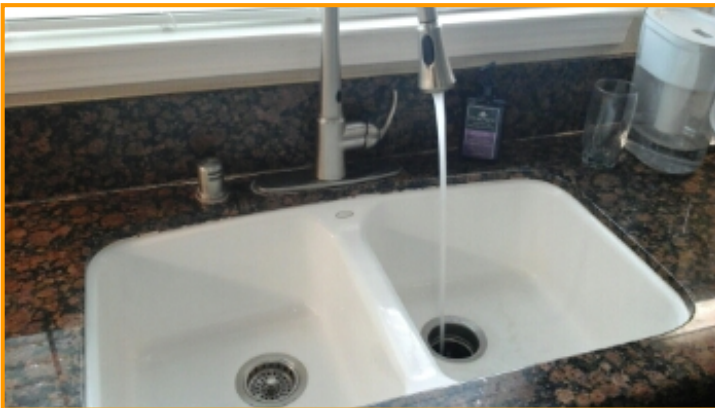
- **No gas leaks were detected at time of inspection.**



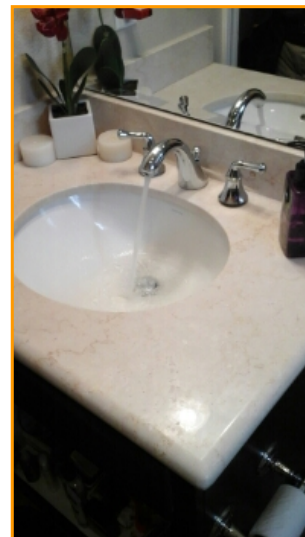
Plumbing Fixtures

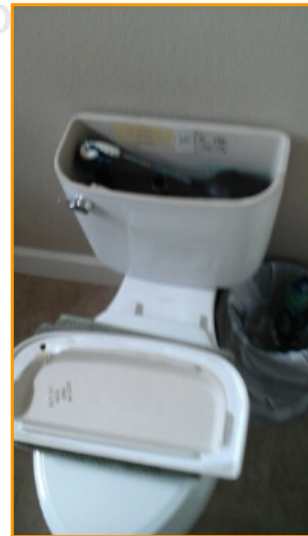
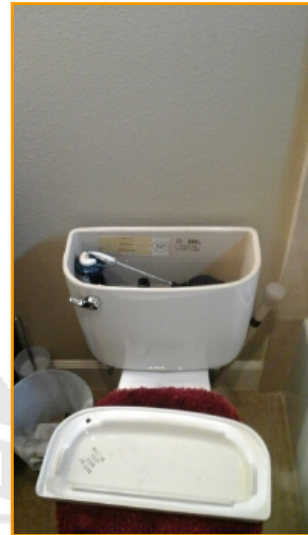
Observations:

- **Improve:** The (see photo) faucet is loose.
- **Repair:** The (see photo) tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.



Improve: The kitchen faucet is loose.

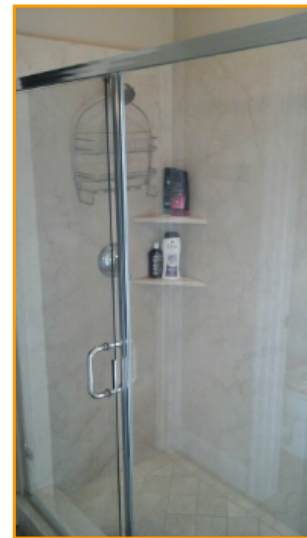




Improve: The upstairs full bathroom faucet is loose.



Repair: The upstairs full bathroom tile shower floor requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall/floor behind/under the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.





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Interior

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or any wall hanging are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Only a representative number of windows were inspected.

Wall and ceiling observation

Materials: Drywall

Observations:

- **Walls and Ceilings have normal wear and tear**



Floor observation

Materials: Wood

Observations:

- **Floors have normal wear and tear**



PROPERTY INSPECTOR Radiant heating installed

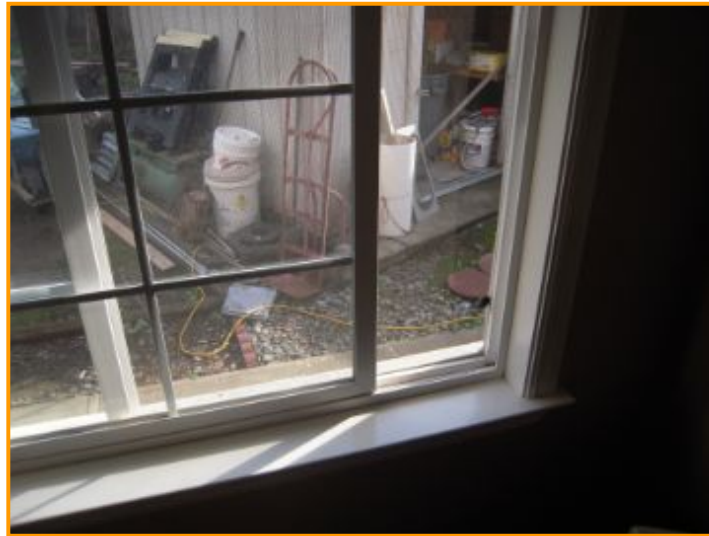
Window observation

Window type

- Double Glazed

Observations:

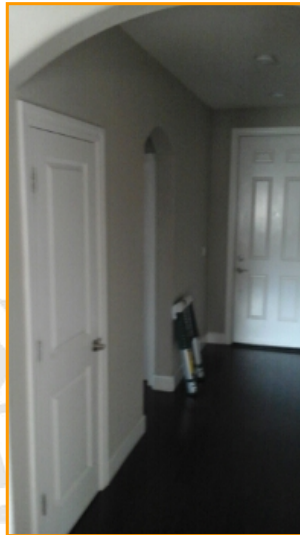
- Windows in satisfactory condition at time of inspection



Doors observation

Door type Wood**Observations:**

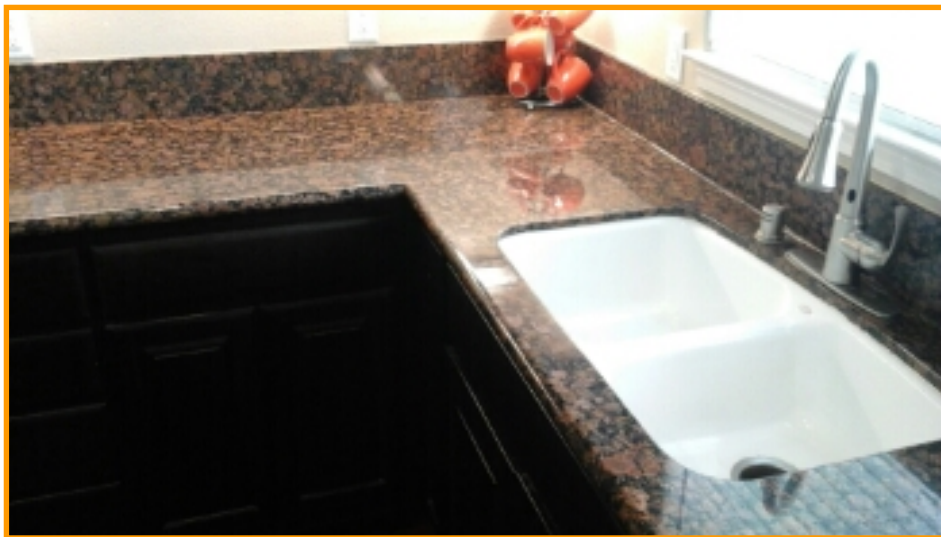
- Doors in satisfactory condition at time of inspection



Kitchen cabinets & Counters observation

Observations:

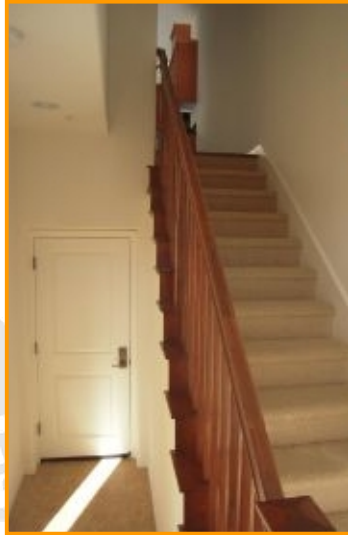
- **Kitchen Cabinets/Counters have normal wear and tear at time of inspection**



Stairs observation

Observations:

- **Stairs in satisfactory condition at time of inspection**



WALL
PROPERTY INSPECTIONS
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Appliances

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances Tested:

Gas Range Frigidare • Gas Cooktop Frigidare • Microwave Oven GE • Dishwasher Kenmore • Waste disposal • Refrigerator Kenmore • Door Bell • Appliances test in good working order

Range / Stove



Refrigerator



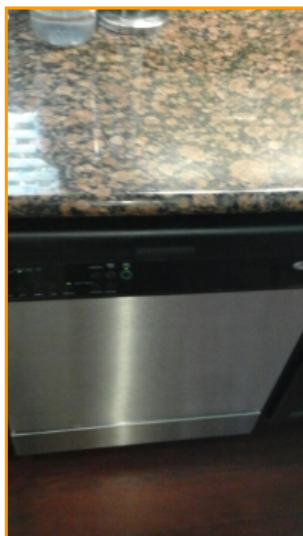
Waste Disposer



Cooktop



Dishwasher



FirePlaces/Wood Stoves

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The interiors of any flue or chimney are not inspected.
- Any Fire screen, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make up air devices, and heat distribution assists (gravity or fan assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Fireplace / Wood stove observation

Fireplace type Gas

Observations:

- **Repair: The fireplace was not working at time of inspection.**



Repair: The fireplace was not working at time of inspection.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

