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## Home Inspection Report



**1355 Sage Hen Way #T, Sunnyvale**

**Ordered by: Dave Clark**  
Keller Williams Realty  
2110 S. Bascom Avenue #101  
Campbell, CA 95008

**Inspected by:**   
Troy Raiburn  
September 23, 2019

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story condominium. Based on the information provided, the structure was built in 1974. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

## ! - IMMEDIATE RECOMMENDED IMPROVEMENTS

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. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

### Structure

1. A section of the foundation with exposed rebar at the left rear wall crawl space have been undermined. If not addressed, should the soil give way under this area, a significant structural failure could develop. The owner is advised to contact the appropriate tradesperson. (See Photo 15)



Photo 15

2. Personal vehicle was blocking the attic access opening in the garage, therefore, the garage attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected. (See Photo 7)



Photo 07

3. Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space at the front and left of the home were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 16)



Photo 16

**Roofing**

4. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 1)  
(See Photo 2)



Photo 01

5. Missing downspouts at the garage gutters should be replaced as necessary.  
(See Photo 8)



Photo 08

**Exterior**

6. The main garage door is mechanically damaged. Repairs are recommended.  
(See Photo 3)



Photo 03

7. The main garage door jamb and/or trim shows evidence of water damage. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 4)

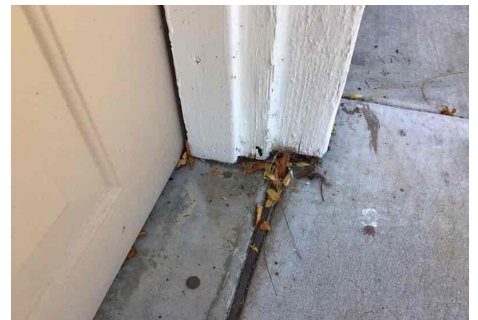


Photo 04

8. Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 6)



Photo 06



**Exterior**

9. There is a faulty grade condition at the rear porch exterior wall. A faulty grade exists when the exterior grade is even with or above the foundation. We recommend this area be graded to maintain an earth level below the top of the foundation, so that water may drain away from the structure. (See Illustration 3Q) (See Photo 12)



Photo 12

10. Damage was observed to the rafters at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 10)



Photo 10

11. Localized damage and/or large stucco cracks at the garage should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 9)



Photo 09

12. Damage was observed to the beam ends at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)



Photo 11

**Electrical**

13. Evidence of periodic moisture entry/rust were noted in the interior of the main electrical panel. We recommend further evaluation and improvement of the panel by a licensed electrical contractor. (See Photo 14)



Photo 14

**Electrical**

- 14. The main electric panel weatherproof cover plate is loose, damaged or missing. We recommend it be repaired or replaced. (See Photo 14)



Photo 14

**Heating System**

- 15. The combustion air and/or draft air upper and/or lower vents for the heating system appears to be clogged or covered. This condition limits proper cross ventilation. We recommend improvements. (See Photo 13)



Photo 13

- 16. One or more of the ducts at the crawlspace are dented and/or damaged. We recommend repair. (See Photo 16) (See Photo 18)



Photo 16

**Plumbing**

- 17. There is a cracked and leaking ABS drain pipe at the crawlspace under the laundry. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 17)



Photo 17

## The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

This is an inspection of all areas related to this specific unit such as windows, doors, attic and crawl space. The common areas were not inspected, except as specifically noted. Various components of the common areas have a known lifespan, such as the roof, fencing, exterior siding, paving. Funds for maintenance and replacement should be on hand based on the annualized cost of each of these items. This information is contained in the "reserve study" which should be available from the homeowner association.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

# Structure

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## ITEM DESCRIPTIONS:

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Attic (Access)	• Location: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Truss • Spaced Plank
Ceiling Structure	• Truss
Wall Structure	• Wood Frame
Floor Structure	• Wood Columns • Wood Floor Beams • Plywood or Orientated Strand Board
Crawlspace/Basement (Access)	• Location: Closet
Foundation	• Poured Concrete

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## COMMENTS:

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Due to the lack of clearance between the ground and ducting, plumbing, and/or floor joist/girders, portions of the crawl space at the front and left of the home were not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend further inspection when a minimum of 16 inches between the ground and any obstructions is provided. (See Photo 16)

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. A section of the foundation with exposed rebar at the left rear wall crawl space have been undermined. If not addressed, should the soil give way under this area, a significant structural failure could develop. The owner is advised to contact the appropriate tradesperson. (See Photo 15)
- ! 2. Personal vehicle was blocking the attic access opening in the garage, therefore, the garage attic space was not inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. The personal belongings should be removed so the attic may be inspected. (See Photo 7)
- 3. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
- 4. There is exposed reinforcing steel or anchor bolt at the left rear of the foundation as noted from the crawl space. We recommend all exposed steel be covered with material such as epoxy to prevent rust and subsequent foundation damage.
- 5. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
- 6. Surface deterioration known as spalling was observed on the exposed foundation walls in the crawl space or basement. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider repairing or patching deteriorated areas. For further recommendations contact the appropriate tradesperson.
- 7. The soil in this area is considered "expansive" because it expands and contracts with the variations of the moisture content. This may, in turn, cause movement in the support structure. This movement may cause cosmetic cracking, sticking doors, etc. Maintaining moisture content is very important along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil from expanding or shrinking excessively. If desired, information regarding expansive soils could be obtained from a soils engineer.
- 8. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.

## LIMITATIONS:

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This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.



- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

# Roofing

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## ITEM DESCRIPTIONS:

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Roof	• Wood Shake or Wood shingle • Method of inspection: From the UAV
Chimney	• Metal Behind Siding • Lined • Method of inspection: From the UAV
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade

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## COMMENTS:

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It is recommended that the seller of the home be consulted regarding any available warranties. For further evaluation of the roof, we recommend a licensed roofing contractor or HOA be contacted.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Repairs to the roof covering are recommended. Damaged, loose or missing roofing material should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 1) (See Photo 2)
- ! 2. Missing downspouts at the garage gutters should be replaced as necessary. (See Photo 8)
- 3. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.

## LIMITATIONS:

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This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.
- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.

## Exterior

### ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Decorative Brick Planters
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Stone • Concrete
Stairs/Railings/Landings	• None
Exterior Walls	• Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Vinyl
Doors	• Wood • French
Garage/Carport	• Detached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

### COMMENTS:

Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 6)

The common areas of the unit were not inspected and are excluded from the report. We recommend consulting any documentation or disclosures from the homeowners association or owner regarding these areas.

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov).

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The main garage door is mechanically damaged. Repairs are recommended. (See Photo 3)
- ! 2. The main garage door jamb and/or trim shows evidence of water damage. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 4)
- ! 3. There is a faulty grade condition at the rear porch exterior wall. A faulty grade exists when the exterior grade is even with or above the foundation. We recommend this area be graded to maintain an earth level below the top of the foundation, so that water may drain away from the structure. (See Illustration 3Q) (See Photo 12)
- ! 4. Damage was observed to the rafters at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 10)
- ! 5. Localized damage and/or large stucco cracks at the garage should be further evaluated by the appropriate tradesperson to determine if any moisture intrusion has occurred and to repair the stucco in this area. (See Photo 9)
- ! 6. Damage was observed to the beam ends at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)
7. The fence gate at the garage needs minor repair. (See Photo 5)
8. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
9. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
10. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
11. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
12. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
13. Obvious repairs and/or modifications have been made to the rear patio walls under the sliding door. The owner may have information about the original conditions, the repairs or remodeling work and any permits that were required.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.

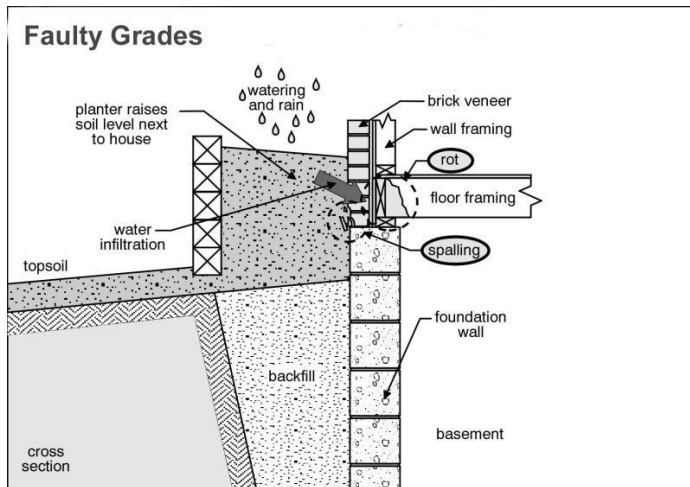


Illustration 3Q



# Electrical

## ITEM DESCRIPTIONS:

<b>Service</b>	• 120/240 volt main service
<b>Service Entrance</b>	• Underground Service Wires
<b>Service Ground</b>	• Water Pipe Connections
<b>Main Disconnect</b>	• Breakers • Main Service Rating: 100 Amps
<b>Main Distribution Panel</b>	• Breakers • Location: Exterior Rear • Panel Rating (Amps): Unknown label missing
<b>Branch/Auxiliary Panel</b>	• Breakers • Location: Garage • Panel Rating (Amps): 100
<b>Distribution Wiring</b>	• Copper Wire
<b>Outlets, Switches &amp; Lights</b>	• Grounded
<b>Ground Fault Circuit Interrupters</b>	• Bathroom • Kitchen

## COMMENTS:

The 3-prong outlets that were tested were appropriately grounded.  
Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Evidence of periodic moisture entry/rust were noted in the interior of the main electrical panel. We recommend further evaluation and improvement of the panel by a licensed electrical contractor. (See Photo 14)
- ! 2. The main electric panel weatherproof cover plate is loose, damaged or missing. We recommend it be repaired or replaced. (See Photo 14)
3. One or more of the lights in the den fan are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.
4. The "3 way" switch combination in the hallway is not functioning as intended. Either switch should have full control of the light fixture. This is a matter of convenience and is not a safety problem. Improvements would be optional. (See Illustration 4N)

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

5. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
6. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

## LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

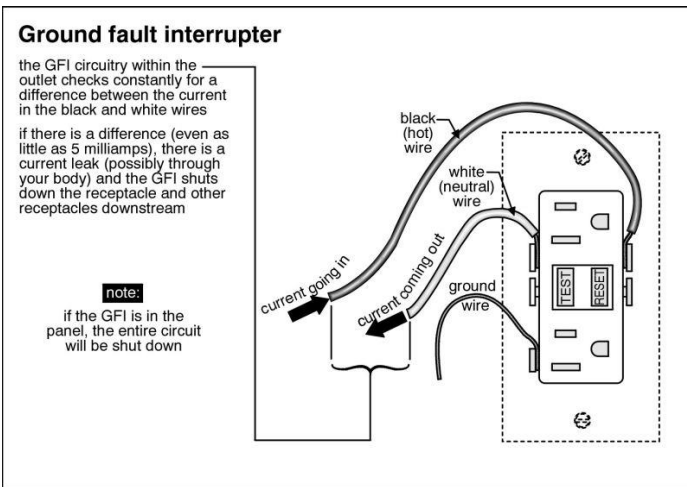


Illustration 4L

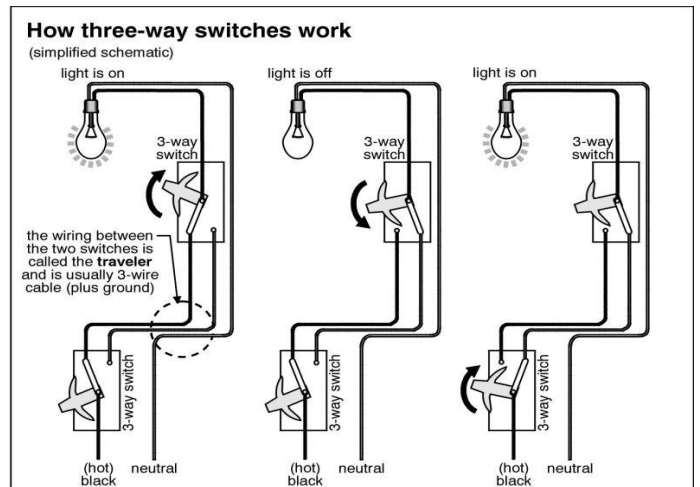


Illustration 4N

# Heating System

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## ITEM DESCRIPTIONS:

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Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Bryant • Location: Laundry
Distribution/Ducting	• Ductwork

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## COMMENTS:

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The furnace was turned on by normal controls and appeared to function.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The combustion air and/or draft air upper and/or lower vents for the heating system appears to be clogged or covered. This condition limits proper cross ventilation. We recommend improvements. (See Photo 13)
- ! 2. One or more of the ducts at the crawlspace are dented and/or damaged. We recommend repair. (See Photo 16) (See Photo 18)

## MAINTENANCE ITEMS & GENERAL INFORMATION

- 3. Currently there is no permanently installed cooling system on the property.
- 4. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

## LIMITATIONS:

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This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

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# Cooling/Heat Pump System

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**ITEM DESCRIPTIONS:**

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Cooling System • None

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**COMMENTS:**

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**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.



# Insulation/Ventilation

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## ITEM DESCRIPTIONS:

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Attic/Roof Insulation	• Fiberglass • Cellulose • Depth (inches): 10
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Soffit vents
Crawlspace Ventilation	• Exterior wall vent(s)

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## COMMENTS:

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During any planned re-roofing or renovation work overhead insulation and ventilation levels should be investigated and improved where necessary. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. Missing, compressed, or uneven insulation in various areas of the attic should be replaced or evened out to improve the insulating value in these areas.
2. Loose, damaged or missing insulation on the attic ceiling or wall should be re-secured or replaced as necessary.

## LIMITATIONS:

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This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were 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 beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

## ITEM DESCRIPTIONS:

<b>Main Water Valve</b>	• Location: Exterior Side
<b>Supply Piping</b>	• Copper Pipe • Galvanized
<b>Drain/Waste/Vent</b>	• Plastic
<b>Cleanout</b>	• Location: Crawl Space
<b>Main Gas Valve</b>	• Location: Exterior Rear
<b>Water Heaters</b>	• Manufacturer: Bradford White • Capacity: 40 Gallons • Approximate Age (years): 8 • Gas • Location: Laundry
<b>Seismic Gas Shut-off</b>	• Not Present
<b>Excess Flow Gas Shut-off</b>	• Not Present

## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- The installation of a sediment trap at the water heater and furnace appliance gas line is recommended.
- ! 2. There is a cracked and leaking ABS drain pipe at the crawlspace under the laundry. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 17)**
- The shower faucet handles are loose at the master bathroom, and should be tightened.

### DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- There is no metal pan under the water heater to catch and divert any dripping water to the exterior. We recommend that consideration be given to installing one.
- The older steel water supply piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe may become constricted, resulting in a loss of water pressure. However this condition is not common to all galvanized metal piping and varies with the hardness and acidity of the water and composition of the pipe. Restricted piping is typically replaced when the loss of pressure can no longer be tolerated. For additional comments we recommend a licensed plumbing contractor be consulted.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Gas Range • Microwave • Dishwasher • Waste Disposer • Microwave Exhaust Hood
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floors</b>	• Carpet • Tile/Stone • Vinyl • Wood Laminate Flooring
<b>Doors</b>	• Hollow Core • Raised Panel • Sliding
<b>Window Style and Glazing</b>	• Sliders • Fixed Pane • Double Pane
<b>Stairs/Railings</b>	• Not Present
<b>Fireplace/Wood Stove</b>	• Steel Fire Box • Zero Clearance • Gas
<b>Cabinets/Countertops</b>	• Wood • Solid Surface
<b>Laundry Facilities/ hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Other Components Inspected</b>	• Smoke Detector • Door Bell • Carbon Monoxide Detector

## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

#### INTERIOR

1. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
2. Minor cracks and/or erosion of the rear wall of the fireplace are normal and should not be of a concern in the immediate future unless or until the bricks become deeply eroded or loose.
3. The doorbell was inoperative at the time of this inspection. We recommend it be repaired.
4. Various interior doors, windows and electrical outlets were partially inaccessible due to storage at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend the storage be removed and these areas further inspected.
5. There is evidence of vermin activity in the crawlspace. It is likely that this infestation is also in inaccessible areas. The owner is advised to contact the appropriate trades for all remedial measures necessary.

#### KITCHEN

6. Cracked, deteriorated and/or missing caulk at the kitchen countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.

#### BATHROOMS

7. Slight rust or corrosion was noted at the master bathroom sink. We recommend monitoring these areas in the future for leakage and replacement of the sink if deemed necessary.
8. The basin drain stopper at both bathroom sinks was missing or not functioning properly. We recommend adjustment, repair or replacement.

### MAINTENANCE ITEMS & GENERAL INFORMATION

#### INTERIOR

9. ENVIRONMENTAL ISSUES:  
Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.
10. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

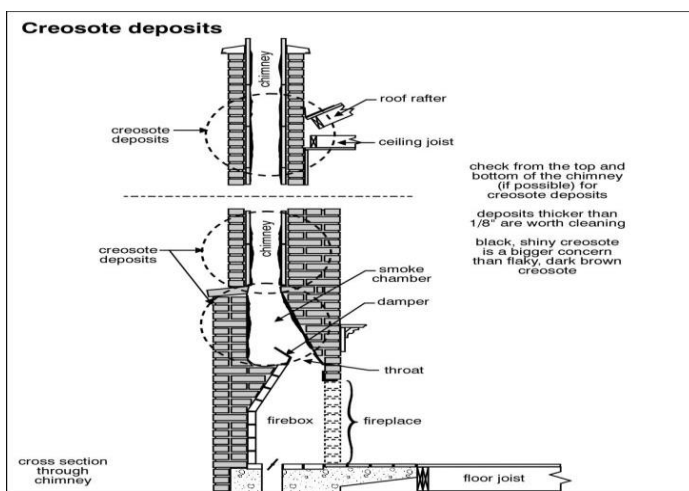
**KITCHEN**

11. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The interior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.





# Photographs

**No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.**



Photo 01



Photo 02



Photo 03

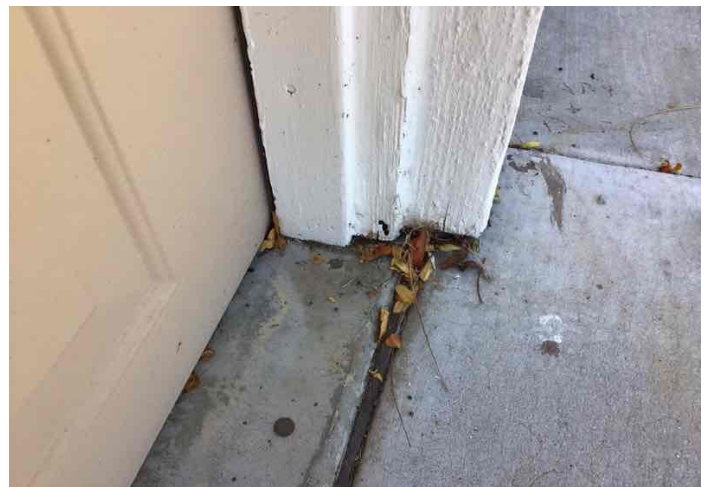


Photo 04



Photo 05



Photo 06





Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

# Maintenance Advice

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## UPON TAKING OWNERSHIP

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After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.



- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!