

# The Uniform Building Inspection Report™

---



**Condominium:**  
1926 Huxley Ct., San Jose, CA

**Prepared Exclusively for:**  
David Hunt

**Inspection Date:**  
9/15/2009, 11:00:00 AM

**Report Number:**  
20090915

**Inspection Company:**  
Holmes & Watson Real Estate Inspection, LLC  
2784 Homestead Rd. #151,  
Santa Clara, CA 95051  
(408) 839-8378  
Email: [HolmesWatsonLLC@aol.com](mailto:HolmesWatsonLLC@aol.com)  
[www.Holmes-Watson-Inspection.com](http://www.Holmes-Watson-Inspection.com)



**Available in 3 days or less & available weekends**  
Copyright © 2009 Holmes & Watson Real Estate Inspection, LLC

# Table of Contents

## 1. General Information / Invoice (Receipt)

## 2. Findings, Photos, & Component/System Info.

- Grounds
- Exterior
- Heating, Ventilation & Air Conditioning + Fireplace/Chimney
- Plumbing
- Electrical
- Bathrooms
- Interior
- Kitchen
- Structure

## 3. Additional Recommendations / Disclaimers

- Grounds
- Exterior
- Heating, Ventilation & Air Conditioning + Fireplace/Chimney
- Plumbing
- Electrical
- Bathrooms
- Interior
- Kitchen
- Structure
  
- General Recommendations / Information

## 4. Inspection Agreement & Standards of Practice

[This is the text of the Inspection Agreement that explained the scope of the inspection and the terms of service. A copy of the actual Agreement that was filled out and signed is available upon request.]

[The Standards of Practice are the second & third pages with the Inspection Agreement that further define the scope of the inspection.]



# Holmes & Watson Real Estate Inspection, LLC

2784 Homestead Rd. #151, Santa Clara, CA 95051

Phone: (408) 839-8378 Fax: (408) 985-9713

**Available in 3 days or less & available weekends**

**Address of inspection:** 1926 Huxley Ct., San Jose, CA

**Client:** David Hunt

**Date:** 9/15/2009

**Address:**

**Phone:**

**City:**

**State/Prov.:**

**Zip:**

## GENERAL INFORMATION

Selling Agent: N/A  
Company:  
Phone / Cell: /  
E-Mail:  
Present at Inspection: N/A

Listing Agent: David Hunt  
Company: Zip Realty  
Phone / Cell: 472-5548 / 736-7693  
E-Mail: David.Hunt@ZipRealty.com  
Present at Inspection: Approx. 10%

Client E-Mail:  
Client Present: Approx. 10%

Structure Type: Condominium  
Occupancy Status: Not occupied  
Approx. Sq. Ft.:  
Approx. Year Built: 1982 per client  
Weather Conditions: Clear  
Approx. Temp.:  
Time Insp. Began: 11:00:00 AM

Inspector: Chris Shupp

## INVOICE

Report Number: 20090915  
Inspection Type: Visual

Square Footage Fee: \$275.00

Home Age:

Additional Buildings:

Bill Escrow:

Distance:

Bank Owned:

Weekend:

Total: \$275.00

Paid by: Escrow Billing

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

"Approx. Sq. Ft." and "Approx. Year Built" data was provided by the client/agent and not verified by the inspector.

**ESCROW BILLING:** Pursuant to the signed Inspection Agreement, escrow billing expires six months after the inspection or at the discretion of the inspector, at which time, the "TOTAL FEE" is due directly from the client.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

### Grounds Survey Findings:

#### FURTHER REVIEW

Due to the limited scope of a home inspection, having findings throughout this entire report "reviewed" by contractors/specialists when recommended in each finding can provide additional information about the condition of the systems/components, such as the ultimate nature, extent, cause, and significance, which may affect a buyer client's purchase decision or the seller client's course of action; therefore, all recommended contractor/specialist reviews and their resulting written reports and cost estimates should be obtained by a buyer client before removing investigation contingencies and prior to the close of the transaction/escrow or should be obtained by a seller/owner client to determine the ultimate condition of the systems/components instead of relying solely on the limited scope of a home inspection.

[R] 0847.05: HOA NOTE: The inspector was informed by the client or agent that the residential dwelling unit is part of a complex that is managed and maintained by a "Home Owners Association" (HOA) that inspects and maintains the "common areas" (all but within the dwelling units). This inspection will be limited to systems and components that are located within the individual dwelling unit inspected and does not include the "common areas." Recommend buyers review the HOA's Proforma Operating Budget, including the Reserve Study, which is required to provide the current condition and anticipated remaining life expectancies of the major systems & components maintained by the HOA. The Reserve Study should be reviewed for disclosure of pertinent facts that could affect the current condition or market value of the individual dwelling unit or the complex's common areas/elements. The budget should include a statement of present funds and funding strategy to cover future major repairs/replacements. Recommend reviewing the Covenants, Conditions & Restrictions ("C.C. & R's") to determine whether any of the common areas/elements are the responsibility of the home owner to maintain. It is also recommended that the buyer consult with the current seller (property owner) and the HOA regarding known past and present defects and all corrective work performed to help ensure relevant disclosure of conditions that may

---



Photo: 0847.05 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

not be discovered during this home inspection within the dwelling unit. Any comment in this home inspection report regarding a condition in a common area" has been included solely as a courtesy and should be brought to the attention of the HOA or their representatives. See Photo(s) 0847.05.

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

**Exterior / Roof Survey Findings:**

[R] 1928:  
Contact the HOA, who inspects and maintains the  
common areas, to learn the condition of the exterior.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

### HVAC Survey Findings:

(Includes Air Conditioning / Fireplace(s) / Stove(s) and Chimney(s), if present)

[R] 2005.08: Furnace interior near/in heat exchanger and other areas showing signs of corrosion. Corrosion may be on surface only, but if heat exchanger corrosion extent is sufficient to cause holes or cracks, carbon monoxide could combine with the circulation air for rooms. Carbon monoxide is odorless, colorless, and can be fatal in sufficient amounts. Corrosion extent needs further evaluation that requires disassembly, which is beyond the scope of a Home Inspection. Furnace is also aged and may be at, or near, the end of its useful life. Recommend the heat exchanger and remaining furnace be reviewed, serviced, and corrected as needed, by a qualified licensed HVAC contractor. See Photo(s) 2005.08.

[R] 2013.05: Furnace exhaust vent pipe not sufficiently separated from combustibles (wood) in roof and wood board above attic entrance, increasing

risk of fire. Vent heats up from furnace burner exhaust. Continual heat exposure to certain combustibles can lower the ignition temperature of the combustible material over time, possibly causing these combustibles to eventually ignite when exposed to the same temperature it has been exposed to over time. Also, furnace servicing may not have been performed routinely. Recommend that this finding and all associated components be reviewed, and corrected as needed, and furnace servicing be performed by a qualified licensed HVAC contractor. See Photo(s) 2013.05.

[R] 2024.10: Ventilation screen at bottom of furnace closet is partially clogged with debris, possibly preventing sufficient air from being available for furnace burner or preventing sufficient ventilation of carbon monoxide, which may emanate from water heater under certain circumstances. Carbon monoxide is odorless, colorless, and can be fatal in sufficient amounts. Cleaning of vent recommended. See Photo(s) 2024.10.

[R] 2036.10: Air conditioner's exterior condenser unit on front patio has vegetation too close to fins/fan, possibly restricting designed air flow and affecting



Photo: 2005.08 (1)



Photo: 2013.05 (1)



Photo: 2024.10 (1)



Photo: 2036.10 (1)



Photo: 2205.05 (1)



Photo: 2304.05 (1)

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

operation, cooling efficiency, and energy costs. Many unit manufacturers require sufficient clearance because large fan on top of unit needs to circulate a large volume of air at a fast rate. Recommend the vegetation be pruned at least 12 inches away from condenser by a qualified person. See Photo(s) 2036.10.

[R] 2205.05: Furnace filter in wall adjacent to stairs appears dirty. Replacement can be expected to help maintain air quality, proper/safe operation, and heating/cooling efficiency. Recommend filter replacement by a qualified person. See Photo(s) 2205.05.

[R] 2304.05: Secondary condensate drain pipe not installed on interior air conditioner evaporator unit in attic. Secondary pipe allows drainage when primary pipe is clogged and helps prevent water damage to wood ceiling and building materials below. Recommended installation of a secondary condensate pipe by a qualified, licensed HVAC contractor. See Photo(s) 2304.05.

[R] 2667.23: Fireplace/chimney interior has soot. May be sufficient to need cleaning. Soot may hide

material defects or increase the risk of a chimney fire. Further review by a chimney specialist would be required to determine whether cleaning is necessary. Also, fireplaces/chimneys can have defects that may not become apparent during the limited scope of a home inspection, such as proper installation, assessing structural integrity, and fire/smoke barrier integrity. Fireplace/chimney defects can possibly cause property damage, injury, or fire. Recommend that the fireplace and chimney be reviewed, and proper installation according to the manufacturer's installation instructions be confirmed, by a qualified, licensed chimney specialist. See Photo(s) 2667.23.



Photo: 2667.23 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

[R] 2671:  
HEATING, AIR CONDITIONING, FIREPLACE,  
CHIMNEY COMPONENTS / SYSTEMS

HEATING SYSTEM TYPE:

- forced air

HEATING SYSTEM LOCATION:

- attic

AIR CONDITIONING TYPE:

- split system

FIREPLACE TYPE:

- wood burning  
- pre-manufactured  
- gas log lighter

CHIMNEY TYPE:

- metal

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

### Plumbing Survey Findings:

[R] 4022.25: Pipes / fittings atop water heater have corrosion. Could cause rusty water, reduced water supply flow, or leak. May indicate corrosion of interior water heater components. Water heater is also aged and may be at, or near, the end of its useful life. Recommend that this finding and the remaining water heater be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. See Photo(s) 4022.25.

[R] 4022.30: Water pipes on top of water heater are not electrically "bonded" (wire connected to both water pipes). Water supply pipes are sometimes used to carry electrical current to ground or may be energized for some reason. Bonded water heaters have a wire installed between the water pipes to provide a path for any stray electrical current to flow from one pipe to the other instead of through a person who is touching the pipe carrying current. Although bonding may not have been required at the time of construction, safety upgrade is advised. Recommend that this finding and all associated components be reviewed, and corrected as needed,

by a qualified licensed plumbing contractor. See Photo(s) 4022.30.

[R] 4025.05: Water heater has seismic restraint straps & fasteners that are insufficient. An earthquake can move an insufficiently secured water heater and cause a gas leak that can be ignited by the burner and cause a fire or explosion. Recommend that this finding and remaining water heater be reviewed and corrected as needed by a qualified licensed plumbing contractor. See Photo(s) 4025.05.

[R] 4025.35: Water heater in upper level water heater closet does not have a seismic restraint strap installed on lower third of water heater, where required to accompany an upper strap. An Earthquake can move an insufficiently secured water heater and cause a gas leak that can be ignited by the burner and cause a fire or explosion. Recommend that this finding and remaining water heater be reviewed and corrected as needed by a qualified licensed plumbing contractor. See Photo(s) 4025.35.

[R] 4033.05: Pipe for temperature/pressure relief valve on water heater has a smaller diameter than the diameter of the valve, which may restrict flow through



Photo: 4022.25 (1)



Photo: 4022.30 (1)



Photo: 4025.05 (1)



Photo: 4025.35 (1)



Photo: 4033.05 (1)



Photo: 4035.35 (1)

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

pipe. This pipe discharges very hot water at when water temperature or pressure is too high in order to prevent water heater explosion. Entire pipe should the same diameter as the valve to avoid trapping water or damaging valve. It is recommended that this finding and the remaining water heater be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. See Photo(s) 4033.05.

[R] 4035.35: Sediment trap for gas pipe to water heater has not been installed, possibly allowing sediment in gas to affect burner operation or cause the gas valve to remain open, which can possibly cause a fire or explosion. Most water heater manufacturers require sediment traps, and lack of a sediment trap may void the water heater warranty. Recommend that a sediment trap be installed by a qualified licensed plumbing contractor. See Photo(s) 4035.35.

[R] 4051.27: Door to water heater closet is a vented door. Gas appliances under certain circumstances can emit carbon monoxide, which is odorless, colorless, and can be fatal in sufficient amounts. Water heater already has upper and lower vents in that closet that allow air communication solely with the exterior air. Door could be replaced with non-vented door. Recommend that this finding and all

associated components be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. Recommend installing carbon monoxide alarms near the closet and in bedrooms, and wherever recommended by the alarm manufacturer. See Photo(s) 4051.27.

[R] 4510.80: Aerator for kitchen sink spout is missing, causing excessive, and unfiltered, water flow. Recommend that this finding and all associated components be reviewed, and corrected as needed, by a qualified, licensed plumbing contractor or other qualified person. See Photo(s) 4510.80.

[R] 4602.45: Sink in lower level bathroom drains slowly. Apparent drain restriction. Recommended that this finding and all associated components be reviewed, and corrected as needed, by a qualified, state licensed plumbing contractor. See Photo(s) 4602.45.

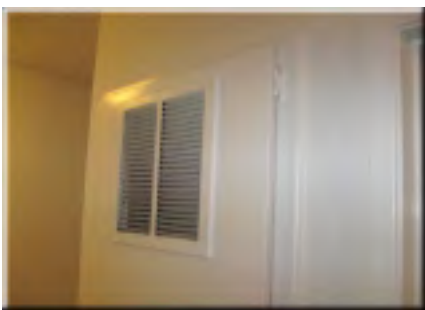


Photo: 4051.27 (1)



Photo: 4510.80 (1)

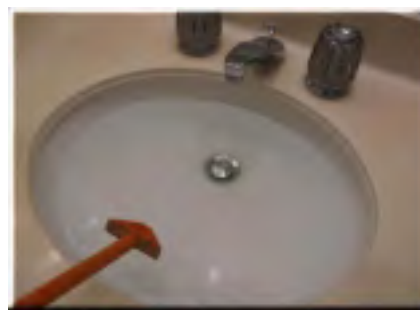


Photo: 4602.45 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

[R] 4980:  
PLUMBING COMPONENTS / SYSTEM INFO.

MAIN WATER SUPPLY VALVE LOCATION:  
- front side of building

WATER SUPPLY PIPE MATERIAL:  
- copper visible

WATER HEATER  
- LOCATION: interior water heater closet  
- TYPE: tank  
- AGE: approximately 20 years  
- SIZE: 40 gal.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

### Electrical Survey Findings:

[R] 5105.15: Electrical sub-panel in front of lower level bathroom is a Federal Pacific "Stab-Lok" brand, which has an increased risk of causing electrical fire, shock, or electrocution. Breakers may not trip off during over-current condition, causing circuit overheating and fire. Breakers in the off position may not disconnect current to wires, causing a shock/electrocution hazard. These panels can have additional problems. Recommend that this finding, and any other panels, be reviewed, and corrected as needed, by a qualified licensed electrical contractor familiar with these FPE panel issues. Information is available at [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm). See Photo(s) 5105.15.

[R] 5125.05: Screw to secure upper right corner of sub-panel will not tighten completely using a standard screw driver. Recommend that this finding and all associated components be reviewed, and corrected as needed, by a qualified, licensed electrical contractor. See Photo(s) 5125.05.

[R] 5165.05: Electrical sub-panel in front of lower

level bathroom has paint/texture or other wall covering spray apparent on sub-panel interior wiring and other components, possibly causing poor electrical connections or degradation of insulation materials, which may affect user safety, such as increase risk of fire. Extent in this panel may, or may not, be significant. Recommend that this finding, and remaining panel, be reviewed, and corrected if needed, by a qualified licensed electrical contractor. See Photo(s) 5165.05.

[R] 5610: Receptacle adjacent to cabinets near front door has 2-hole adapter grounding spade protruding from screw, increasing risk of injury. Recommend removal. See Photo(s) 5610.

[R] 5640: Face plate for electrical receptacle in right bedroom on left wall is damaged and separated, exposing current-carrying components, which creates a risk of shock/electrocution. Replacement of face plate by a qualified person advised. See Photo(s) 5640.

[R] 5650.20: Upper receptacle outlet on right wall in right bedroom does not have electrical current. Recommend that this finding and all associated components be reviewed, and corrected as needed, by a qualified, state licensed electrical contractor.



Photo: 5105.15 (1)



Photo: 5125.05 (1)



Photo: 5165.05 (1)



Photo: 5610 (1)



Photo: 5640 (1)



Photo: 5650.20 (1)

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

See Photo(s) 5650.20.

[R] 5660.20: Receptacle on living room left wall and receptacle on right bedroom left wall are loose. May cause wire damage or compromise connections, increasing risk of overheating, arcing, or fire. Other receptacles not tested during representative sampling may also be loose. Recommend that this finding, all associated components, and remaining receptacles be reviewed, and corrected as needed, by a qualified licensed electrical contractor. See Photo(s) 5660.20.

[R] 5680.01: Light fixture in lower level storage closet has an exposed bulb near shelving, creating a burn or broken glass injury hazard, either from bulb contacting arms or hands reaching for items on adjacent shelf or from carried item contacting bulb and breaking it. A number of these situations occur due to this condition each year. Caution is advised. Although this installation may have been common at the time of construction, recommend upgrading by replacing fixture with fixture that has a globe to cover bulb to reduce these risks. See Photo(s) 5680.01.

[R] 5760: Electrical receptacles in kitchen are not the type with GFCI shock protection. GFCI receptacles have a button that pops out and shuts off electricity at the receptacle before shock/electrocution

from an appliance ground fault, which would be more severe if the person was in contact with water/liquid. Although GFCI receptacles may not have been required at this location at the time of construction, recommend upgrading by having GFCI receptacle(s) installed by a qualified licensed electrical contractor to reduce the risk of ground fault shock/electrocution and meet current conventional construction safety practices. Ideally, GFCI receptacles should be installed in bathrooms, kitchen, laundry area, garage, exterior, and any area near water. See Photo(s) 5760.



Photo: 5660.20 (1)



Photo: 5680.01 (1)



Photo: 5760 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

[R] 5910:  
ELECTRICAL COMPONENT / SYSTEM INFO.

SUB-PANEL LOCATION:  
- front of lower level bathroom

BRANCH WIRING MATERIAL:  
- copper  
- stranded aluminum

GFCI receptacle in upper level bathroom  
protects/controls receptacle in lower level  
bathroom.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

### Bathroom Survey Findings:

[R] 6200.01: Toilet bowl in upper level bathroom is not adequately secured to floor. Can compromise drain seal and cause damage to flooring and sub-floor. Recommend that this finding and all associated components, including seal integrity and sub-floor condition under toilet, be reviewed and corrected as needed by a qualified licensed plumbing contractor. See Photo(s) 6200.01.

[R] 6710: Caulk at left side of sink perimeter in lower level bathroom is cracked/gapped, increasing risk of moisture intrusion, which may cause deterioration or microbial growth. Inspection beyond the surface is beyond the scope of a home inspection. Recommend that this finding, all associated components, and remaining bathroom caulking be reviewed, and corrected as needed, by an appropriate, qualified contractor. See Photo(s) 6710.

[R] 6770.03: Caulk between floor and tub and at bottom of shower wall in upper level bathroom is deteriorated/missing/cracked, possibly allowing moisture intrusion, which can deteriorate inner

building materials and promote microbial growth. Determining whether these conditions exist under the caulk is beyond the scope of a home inspection and would require intrusive inspection by an appropriate specialist. Recommend that this finding, all associated components, and remaining caulking in bathroom(s) be reviewed, and corrected as needed, by a qualified contractor. See Photo(s) 6770.03.



Photo: 6200.01 (1)



Photo: 6710 (1)



Photo: 6770.03 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

**Interior Survey Findings:**

[R] 7300.01: Door to left bedroom drags door jamb. Various possible causes, such as excessive paint, misalignment, or building movement. Recommend that this finding and all associated components be reviewed, and corrected as needed, by an appropriate, qualified contractor. See Photo(s) 7300.01.

[R] 7370.10: Sliding door for right bedroom closet appears to contact screw in lower track, preventing door from moving all the way to the right. Recommend correction by a qualified person. See Photo(s) 7370.10.

[R] 7959:  
INTERIOR COMPONENT / SYSTEM INFO.

CEILING COVERING MATERIAL  
- "sprayed acoustic" / "popcorn" [Refer to the "Additional Recommendations/Disclaimers" section toward the end of this report for additional information regarding "sprayed acoustic" / "popcorn" material.]

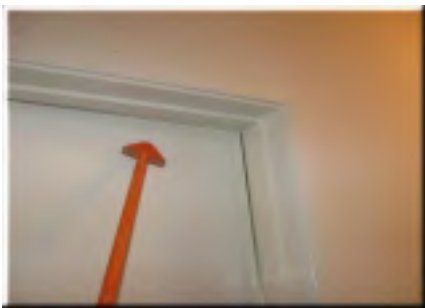


Photo: 7300.01 (1)



Photo: 7370.10 (1)

**This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

**Kitchen Survey Findings:**

[R] 8310: Dishwasher drainage is discharging through "air gap" on kitchen sink, indicating possible drain clog/restriction in drain pipe between air gap and disposal. May indicate disposal outlet tab not removed. The purpose of the air gap is to provide an alternate path for drain contents to backup into sink instead of backing up into dishwasher and onto dishes when drain is clogged. Recommend that this finding be reviewed, and corrected as needed, by a qualified licensed plumbing contractor. See Photo(s) 8310.



Photo: 8310 (1)

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

### Structure Survey Findings:

#### FURTHER REVIEW

Due to the limited scope of a home inspection, having findings throughout this entire report "reviewed" by contractors/specialists when recommended in each finding can provide additional information about the condition of the systems/components, such as the ultimate nature, extent, cause, and significance, which may affect a buyer client's purchase decision or the seller client's course of action; therefore, all recommended contractor/specialist reviews and their resulting written reports and cost estimates should be obtained by a buyer client before removing investigation contingencies and prior to the close of the transaction/escrow or should be obtained by a seller/owner client to determine the ultimate condition of the systems/components instead of relying solely on the limited scope of a home inspection.

[R] 9905:  
STRUCTURE COMPONENT / SYSTEM INFO.

Contact the HOA, who inspects and maintains the common areas, to learn the condition of the structural system.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

### 3. Additional Recommendations / Disclaimers:

Some of these additional recommendations and disclaimers may not be the direct responsibility of the home owner when the system or component is maintained by a Home Owner's Association (HOA).

Recommendations in this section of the report are NOT listed here to express or imply that they are necessarily any less significant or less important than the recommendations in the "Findings" section of the report.

The following recommendations for review/evaluation by the contractors/specialists recommended can provide additional information about the condition of the system/component, such as the ultimate nature, extent, cause, and significance, which may affect a buyer client's purchase decision or the seller client's course of action; therefore, all recommended contractor/specialist reviews, written reports, and cost estimates should be obtained by a buyer client before removing investigation contingencies and prior to the close of the transaction/escrow or should be obtained by a seller/owner client to determine the ultimate condition of the systems/components instead of relying solely on the limited scope of a home inspection.

#### ~~~~~ GROUNDS ~~~~~

Certain vegetation in contact with the exterior may increase risk of building damage due to pressure, moisture exposure, or pest access. Pruning/separation recommended.

#### ~~~~~ EXTERIOR ~~~~~

Roof inspection is not a warranty, guarantee, roof certification, or life expectancy evaluation. Water testing for leaks and assessing the condition of the roofing underlayment material are among the assessments that are beyond the scope of a home inspection per the Standards of Practice of the California Real Estate Inspection Association and the American Society of Home Inspectors. For further evaluation or a roofing certification warranty against all defects and leaks, recommend contacting a qualified, licensed roofing contractor. Buildings that have tile or wood shingles/shakes and are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow.

Skylights are sometimes installed improperly and are prone to leaking. This visual inspection cannot completely ascertain proper installation or condition, such as whether glazing meets current safety requirements or whether skylight leaks unless leak evidence is visible. Consideration should be given to having a skylight specialist confirm proper installation per manufacturer's installation instructions and review current condition.

Stucco siding in contact with, or close to, soil or horizontal concrete surface(s) has the potential to be exposed to excessive moisture. Although this type of construction may have been common during older construction, modern construction methods maintain siding separation from soil/concrete to reduce the risk of siding deterioration due to surface drainage or sufficient moisture in soil. Risk of deterioration can be reduced by minimizing moisture near siding, which can be accomplished by minimizing exposure to roof drainage and by ensuring proper grade slope away from building. Recommend having the siding reviewed by a licensed stucco siding contractor. Also, termite infestation risk is increased. Refer to the structural pest inspection (termite) report for additional assessments and recommendations.

#### ~~~~~ HEATING, VENTILATION, & AIR CONDITIONING / FIREPLACE & CHIMNEY ~~~~~

Furnace servicing by a qualified licensed HVAC contractor recommended at least once per year and upon property transfer, including inspection of the entire heat exchanger, which if leaking, can allow the release of carbon monoxide gas, which is odorless & colorless and can be harmful or fatal in sufficient amounts. Recommend reviewing the carbon monoxide information at the following Consumer Product Safety Commission website: [www.cpsc.gov/cpsc/pub/pubs/466.html](http://www.cpsc.gov/cpsc/pub/pubs/466.html)

---

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

Wood burning fireplaces are subject to new laws in most bay area counties, preventing or restricting installation, use, repair, and replacement, such as use restrictions on certain Spare-the-Air days. Recommend consulting the Bay Area Air Quality Management District website at [www.baaqmd.gov](http://www.baaqmd.gov)

Manufactured fireplaces and metal chimneys can have defects that may not become apparent during the limited scope of a home inspection. Portions are not readily visible or require special tools or expertise to inspect. Fireplace/chimney defects can possibly cause property damage, injury, or fire. Recommend that the fireplace and chimney be given a comprehensive evaluation, including confirming that the installation is in accordance with the manufacturer's installation instructions, be performed by a qualified fireplace/chimney specialist.

Home energy contact information:

- Consumer Energy Center: [www.ConsumerEnergyCenter.org](http://www.ConsumerEnergyCenter.org) (utility bill assistance)
- California Public Utilities Commission: [www.cpuc.ca.gov](http://www.cpuc.ca.gov) (optional utility rates)
- California Dept. of Community Services: [www.csd.ca.gov/liheap.htm](http://www.csd.ca.gov/liheap.htm) (Low income assistance)
- Department of Consumer Affairs: [www.dca.ca.gov](http://www.dca.ca.gov) (Conservation rebates; seniors & medical needs assistance)
- PG&E: 1-800-743-5000 (Medical baseline emergencies)

### ~~~~~ PLUMBING ~~~~~

Portable spray heads in locations, such as on kitchen sink or in showers as shower heads or next to toilets to serve as a bidet component, have the ability to be submersed in used water, possibly allowing used water to mix with potable water in sprayer and potentially contaminate the potable water supply if spray head does not have an anti-syphon feature. Although ensuring that portable spray heads are returned to, and securely in, their holders when not in use can reduce the risk of a cross-connection, the best way to avoid this risk is to have these portable spray heads removed or replaced with permanent fixtures or spray heads with anti-syphon feature.

Seismic gas supply shutoff valve installation is recommended at the gas meter as an upgrade to reduce the risk of damage/injury from fire/explosion caused by a gas leak.

Gas appliances should be inspected by the gas company before taking possession of the property and every year thereafter.

A sediment trap is recommended for gas pipes near gas appliances in order to reduced the risk of sediment adversely affecting gas controls or burners, which can be hazardous.

The water temperature is not verified/tested. Water that is hotter than the water heater manufacturer's recommended temperature setting is a scald/safety hazard. The temperature setting should never be higher than the manufacturers recommended setting. We recommend that the temperature setting be checked at move-in to improve safety.

Water shutoff valves (main or fixture angle stops) are not operated/tested because they are prone to leakage if they have not been frequently operated. Routine operation recommended to help ensure operation when needed.

Whirlpool tubs are not included in a home inspection. Recommend servicing by an appropriate, qualified contractor. Proper maintenance should be maintained to help ensure health & safety.

Bathroom inspection does not include dry rot, toilet rings, inaccessible plumbing nor water tightness testing of shower pans, surrounds, enclosures, doors, or tub/sink overflows.

Vacant buildings can have plumbing seals, such as under toilets, that dry out from non-use and cause leaks after the property has been inspected.

Water softeners are not inspected. Recommend inquiring whether the system (if present) is rented from a

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

commercial company or owned in order to determine either which company services it and the company's fees or the proper operation and maintenance.

Sewage disposal system (sewer system or septic tank system) type determination and evaluation is beyond the scope of this inspection. Recommend inspection of any septic tank systems by a qualified septic tank specialist.

Iron or galvanized plumbing drains, such as in crawl spaces under buildings, are usually an originally installed, and aged component that corrodes from the inside out over time. Corrosion may not be visible to inspectors until the pipe has corroded all the way through and leaks. Corrosion from the inside may appear as common, insignificant surface corrosion from exterior moisture from condensation or adjacent leaking. If a comprehensive evaluation of iron and galvanized drains in the crawl space is desired, recommend having the drains reviewed and routinely monitored by a qualified, licensed plumbing contractor.

Main drain pipe and sewer lateral pipe inspection (camera inspection of waste pipe between building and city/district sewer, typically under the street) by a drain service company recommended to inspect for roots, damage, or deterioration that may cause restrictions, obstructions, or leaks. Recommend buyer ask seller for, or seller disclose, any known history of related symptoms, conditions, maintenance, or repairs.

Water heater blankets may not be appropriate or may not be installed correctly on some water heaters. Many water heaters have inner insulation and do not need a blanket, which may also void the warranty. Blankets should not cover the burner inspection plate at the bottom of the water heater, which would increase the risk of fire. Blankets should not cover the air intake gills on FVIR water heaters, which would prevent proper air intake for the burner. Blankets should not be installed under earthquake strapping, which can compromise proper restraint.

### ~~~~~ ELECTRICAL ~~~~~

Electrical systems have an increased risk of starting fires as electrical systems age due to conditions, such as corrosion, loose connections, insulation deterioration; and other factors, such as lack of maintenance and older designs that do not have the benefits of newer, safer designs. Recommend consulting with a qualified licensed electrical contractor to determine whether part or all of the electrical system on this property should be reviewed, especially if the electrical system is over 30 years old.

Arc-fault Circuit Interrupter breakers are recommended to be installed in electrical panels by a qualified licensed electrical contractor as an upgrade to protect virtually all 15 amp or 20 amp circuits to reduce the risk of fires starting due to arcing, such as between wiring and wire connections within walls.

Recessed lights, if present, in ceilings/attics that are in contact with attic insulation may present a fire hazard unless the fixtures are the type approved for contact with insulation. Labels stating the fixtures are approved for contact with insulation are often inside the fixture "can" and require removal of the fixture trim ring and bulb to view the label, which is beyond the scope of a home inspection. Recommend review of manufacturer's installation instructions or label [by a qualified person] to determine if the fixtures are approved for contact with insulation, and recommend any needed corrections be performed by an appropriate qualified contractor.

Wiring in any crawl spaces should be properly secured/protected. Inspector is not responsible for any disconnection of, or damage to, or symptom related to, unsecured wires in crawlspace that become apparent during or after the inspection.

### ~~~~~ INTERIOR ~~~~~

Granite, such as granite counters, are among the common building materials that contribute to the "background" levels of radiation or radon humans are exposed to from materials in the earth and space. The vast majority of granite slabs, such as used to make granite counters, emit insignificant levels. A few granite slabs emit more radiation or radon gas than most and may increase a persons risk of cancer depending on many other factors.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

Radiation and radon are beyond the scope of this inspection. Interested persons can have their granite and indoor air tested by the appropriate specialists, and information can be obtained on how risks can be mitigated.

Carbon monoxide alarms or combination smoke alarm & carbon monoxide alarms should be installed in homes with gas appliances at locations recommended by the manufacturer in all bedrooms, bedroom hall, each floor/level, and at any additional locations required by the local authority having jurisdiction (typically, the city building department). Recommend reviewing the carbon monoxide information at the following Consumer Product Safety Commission website: [www.cpsc.gov/cpsc/pub/pubs/466.html](http://www.cpsc.gov/cpsc/pub/pubs/466.html)

Smoke alarms should be replaced that could be older than 10 years, which is when the National Fire Protection Association considers the risk of smoke detection failure sufficiently high to recommend alarm replacement. Smoke alarm test buttons test the alarm noise generation function, not the ability for the device to detect smoke. Recommend all smoke alarms be tested with simulated smoke at move-in and that new batteries be installed. Battery test buttons on alarms should be pressed monthly and batteries replaced annually.

Exhaust fan installation is recommended in bathrooms when only a window has been installed in order to improve ventilation, especially of moisture, which may cause deterioration or microbial growth.

Security Alarm systems are beyond the scope of a home inspection. Recommend learning: how to operate the system; what areas of the home are protected and by what methods; what company provides service and what are the terms of service; and whether the system operates correctly.

Ceiling fans are sometimes installed improperly, which can possibly cause property damage or injury. Consideration should be given to having proper installation of any ceiling fans confirmed by an appropriate qualified professional.

Fire-rated door with self-closing mechanism and seals installed between house and garage can be expected to improve safety by allowing door to self-close after emergency egress during a fire in order to help contain fire and smoke and meet current construction safety practices.

Any stairs immediately behind interior door to garage that do not have a landing that is the same level as the interior floor level cause a number of injuries each year to persons, such as guests, children, or the elderly, especially if garage is dark, because they are unaware of steps behind door. Caution is advised. Although this may have been common at the time of construction, consideration should be given to upgrading by having a landing with stairs installed by a qualified licensed contractor to meet current safety practices and help prevent injury.

Carpeting prevents view of any noteworthy conditions related to moisture if any are present under carpet, especially adjacent to sliding glass doors, which have an increased risk of leaking. Moisture can leak through carpet onto wood sub-floor and possibly cause deterioration or microbial growth. Intrusive inspection under carpet is beyond the scope of a home inspection. Recommend review under carpeting by an appropriate, qualified contractor.

Garage doors & openers that are improperly installed, defective, or improperly used due to lack of all warning labels, can cause serious injury or death. The inspection performed by home inspectors is limited. Having the more comprehensive inspection performed by a qualified, licensed, IEDA certified garage door contractor can be expected to reduce the risks associated with garage door systems.

Clothes dryer exhaust duct should be cleaned and cleaned at least annually thereafter to help prevent lint accumulation, which may cause a fire.

### ~~~~~ KITCHEN ~~~~~

Kitchen appliance inspection is limited to the start-up of the most fundamental operator controls of most built-in gas, or electric, appliances. Appliance inspection does not include features, including, but not limited to, timers,

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

clocks, heat settings, thermostat accuracy, self-cleaning, or modes of operation.

### ~~~~~ STRUCTURE ~~~~~

A structural pest inspection is recommended. Structural pest inspectors (formally known as state licensed "Branch 3 Structural Pest Control Operators" and commonly known as "termite inspectors") are wood and wood boring insect specialists who are typically hired during a property transfer transaction to provide a more comprehensive wood evaluation, such as the extent of wood deterioration, the presence of moisture intrusion, fungus, wood boring insect infestation/susceptibility, and they can provide cost estimates and corrective work. Reliability of different termite treatment methods varies. Statistics have been published stating that the approximate reliability of "orange oil" can be as low as 60 percent.

Soil and geological conditions can affect buildings. Certain conditions, if present, may have the potential to cause building movement, cracking, and affect the structural integrity of systems and components, such as foundation, framing, walls, driveways, walks, and patios. Determining geological conditions and associated risks, such as stability, is beyond the scope of a home inspection and can be accomplished by consulting a geotechnical engineer.

Structural analysis of the building and structural systems/components is beyond the scope of a home inspection. Structural evaluations involve engineering/scientific calculations and other scientific evaluation. If a structural inspection is desired, recommend contacting a state licensed structural engineer.

Copper-based pressure-treated wood (which was used primarily after 2002) that does not have fasteners that are hot-dipped galvanized can corrode the fasteners. Borate-based pressure-treated wood (which was used primarily after 2002) deteriorates when exposed to water and should not be exposed to weather/water. These conditions can cause structural failure on structures, such as building framing, decks, and balconies, possibly resulting in damage, injury, or death. Further, and periodic, review by an appropriate, qualified specialist would be necessary to determine whether these components/conditions are present.

Under-floor crawl spaces should be reviewed by an earthquake retrofit specialist to determine whether any improvements/upgrades can be made to increase the building's resistance to structural damage and help reduce the risk of injury in the event of an earthquake.

Foundation bolting of perimeter foundation stem walls is determined by a sampling of perimeter foundation locations in the crawl space. To determine whether all locations needing bolting have been bolted would require inspection by an appropriate, qualified contractor.

Balconies/decks on upper levels (including condominium balconies above unit inspected) should be inspected annually by an appropriate qualified contractor/specialist to inspect for conditions that may affect the structural integrity, such as wood or fastener deterioration, improper/missing flashing, or insufficient connections, in order to reduce the risk of serious/fatal injury. Assessing structural integrity/sufficiency is beyond the scope of a home inspection.

### ~~~~~ GENERAL RECOMMENDATIONS / INFORMATION ~~~~~

This home inspection is conducted in accordance with, and within the scope of, the California Real Estate Inspection Association (CREIA) Standard Residential Inspection Agreement and Standards of Practice. Copies are included at the end of this report. If further inspection of the systems/components/appliances that are excluded/limited is desired, or if "technically exhaustive" inspections of the inspected systems/components/appliances are desired, recommend the inspections be performed by the appropriate qualified specialists before the removal of investigation contingencies and occupancy to provide the information before purchase/sale/transfer and reduce the risk of property damage, adverse health effects, and injury. "Technically exhaustive" inspections are beyond the scope of a typical visual inspection and can include dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations or other

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

means. "Technically exhaustive" inspections are comprehensive inspections that can be performed by specific contractors as opposed to a typical "home"/"property"/"Real Estate inspection," which is a general, primarily visual survey.

This inspection is not an inspection for code compliance. Codes are one reference source. Each municipality may allow/prescribe particular exceptions to the construction practices that have been relied upon in this report.

The inspection represents the condition of the visually inspected areas of the property at the time of the inspection. Component conditions may change between the date of the inspection and the title transfer date. Recommend buyers perform a thorough walk-through prior to the removal of any purchase contingency and prior to the close of transaction and after the previous tenant's items that were preventing/restricting inspector access/view have been removed in order to help discover undesirable conditions, which if discovered, should be brought to the attention of this inspection company immediately and the seller in order to inquire about the history of the condition.

Some areas/components/surfaces of occupied buildings are covered/blocked by personal items, vegetation, or other objects, restricting or preventing complete inspection of systems or components at these locations, such as cabinets, closets, rooms, garages, and building exterior. Recommend removal of personal items and inspection of areas/surfaces before the removal of purchase contingencies.

Access/view may be impaired in some locations, such as attics and crawl spaces, by materials, such as insulation, heating ducts, framing, and piping, restricting/preventing inspection of systems & components. Not all areas can be observed. Unseen material defects may exist.

Paint can cover symptoms of material defects that cannot be viewed or reported by inspector.

The verification or inspection of all concealed components, such as, but not limited to, slab foundations, slab foundation anchor bolts, underground drainage systems, moisture barriers, window & door trim flashing, deck vapor barriers & flashing, planter flashing, or balcony/deck fasteners will not be possible due to their un-viewable position under flooring, behind walls, or under ground. Slab foundation inspection is limited to visible portions on the building exterior. An intrusive inspection would require removal of flooring, wall, or other materials, which is beyond the scope of a Home Inspection. Contact a company specializing in this type of intrusive evaluation if desired. Recommend consulting with the property owner/occupant for any history regarding concealed areas.

Environmental hazard inspection is beyond the scope of a home inspection. Recommend that any home built prior to approximately the mid-1980's, when potentially hazardous building materials (such as lead-based paint or asbestos, which may be in materials that include, but are not limited to, "sprayed acoustic"/"popcorn" ceilings; white "transite" water heater and furnace vent/flue/duct insulation and tape; siding; roofing; wall and ceiling insulation; sheet vinyl and backing or underlayment; vinyl tile) were often used, should be inspected before the removal of investigation/inspection contingencies by the relevant specialists to determine the existence, extent, and condition of any potentially hazardous material and to help ensure conditions are among those considered safe by the Environmental Protection Agency (EPA). EPA and Consumer Product Safety Commission advice can be found at <http://www.epa.gov/asbestos/> and <http://www.cpsc.gov/cpsc/pub/pubs/5080.html>. Other environmental hazards, materials, or conditions, including, but not limited to, radiation, radon; wildfire/flood risk; or toxic, reactive, combustible, or corrosive contaminants, are also beyond the scope of a home inspection. Any work, such as removal, performed with any of these materials should be performed by the appropriate specialist.

Mold, mildew, fungus, and other microbial organism identification is beyond the scope of a home inspection. These organisms can be a health hazard to some people. If concerned about this possibility, recommend further investigation be performed by a Certified Indoor Environmental Professional or Certified Industrial Hygienist to determine whether an incubation or contamination climate exists and to make any corrections. The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, insufficient ventilation, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

## This Report Has Been Prepared Exclusively For: David Hunt

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

Moisture intrusion due to various causes, such as improper installation, defects, penetrations, or deterioration of the exterior siding & trim, windows & doors, and window/door flashing are causes of moisture damage, deterioration, and microbial growth. Conditions not visible from the surface are beyond the scope of a home inspection and would require intrusive inspection by the relevant specialist to determine. Recommend sealing all cracks/openings in and between the exterior siding and trim materials, especially around windows and doors. Routine inspection and maintenance, including garden windows, can be expected to reduce the risk of deterioration/damage.

Any oral report summary provided at the inspection or elsewhere is not the actual or complete report. Only the written report is the actual & complete report that should be relied upon.

Nothing in the law relieves a buyer of the duty to exercise reasonable care to protect himself/herself by considering facts which are known to, or within the reasonably diligent attention and observation of, the buyer. (Cal. Bus. & Prof. Code 10176(a); Cal. Civ. Code 2079 et. seq)

Notice to Third Parties: The inspection report is for the sole benefit and reliance of Client named in the original report and is non-transferable. The report is a summary of the inspection and all consultation between Inspector & Client; and the report is issued subject to the terms, conditions, and limitations under which the inspection was performed. The terms, conditions, and limitations are a part of this report and are attached hereto and are incorporated by reference herein. Inspector assumes no liability for third party interpretation of use of the report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

Recommend all repairs/corrections be made by qualified licensed contractors, using materials of comparable quality, subject to local ordinances, done in a workman-like manner, in compliance with all applicable building codes and permit requirements.

Building modifications (remodel, repair, addition, conversion, removal, etc.) often require permits to approve and ensure proper construction. Identifying modifications is beyond the scope of a home inspection. Recommend buyers ask the seller about (and sellers disclose) which work requiring permits has been performed on the property, such as building additions, alterations, repairs, improvements, removals, conversions; or adding, moving, modifying, or replacing items, such as light fixtures, electrical service, wiring or receptacles, dishwashers, water heaters, roof coverings, windows, security bars, furnaces, air conditioners, garage door openers, plumbing fixtures or pipes, build-in appliances, swimming pools, spas, fireplaces, patio covers, or decks. Recommend confirming the existence of any necessary plans, permits, inspections, and final sign-off with the local authority having jurisdiction (typically the city building department). Recommend the local building department be consulted regarding the permit history of the property from the date of its original construction, including details and dates of any work performed requiring jurisdictional approval.

This home inspection is not a substitute for, approval of, nor warranty of, the local authority inspections and finalized permits, and this inspection does not approve or warranty the work of others. Any symptoms of defects previously visible before remodeling may no longer be visible to, or reported by, the inspector. Recommend inquiring about, or disclosing, any past potentially undesirable conditions, especially those that may no longer be visible, and recommend those conditions be reviewed and corrected as needed, by the appropriate qualified specialists.

Safety guidelines/alerts and product/appliance recalls can be reviewed on the Consumer Product Safety Commission website: [www.cpsc.gov](http://www.cpsc.gov) and [www.recalls.com](http://www.recalls.com), or [www.recalls.gov](http://www.recalls.gov).

Proper and timely maintenance of all systems, components, and appliances is recommended. Recommend reading the manufacturer's installation/operating instructions for the appliances.

A qualified Realtor, licensed by the state of California, is recommended [if not currently retained] to advise and represent you during preparation and execution of the Real Estate transaction, which should include additional reports.

A Home Warranty purchase is recommended for buyers. Although a home warranty can provide insurance for

## **This Report Has Been Prepared Exclusively For: David Hunt**

Property Address: 1926 Huxley Ct., San Jose, CA  
Date of Inspection: 9/15/2009 Start Time: 11:00:00 AM Report Number: 20090915

---

repair or replacement of many appliances, systems, and components, home warranty coverage does not apply to pre-existing conditions, code upgrades, or non-code complying issues, any of which may not be discovered during the limited scope of a home inspector's visual inspection; therefore, discovering current defects by having the findings in this report reviewed by the contractors/specialists recommended in each finding will help ensure that defects not apparent during the limited scope of the home inspector's visual inspection can be discovered during the contractor's/specialist's more comprehensive review.

You are welcome to contact the inspector when explanation or clarification of report statements are needed; however, the contractors/specialists recommended for each finding should be contacted to acquire cost estimates, possible remedies, and to determine the ultimate cause, extent, and significance of each finding.

END OF REPORT

# STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Holmes & Watson Real Estate Inspection, LLC

Phone: (408) 839-8378 • Fax: (408) 985-9713

www.holmes-watson-inspection.com

Client: \_\_\_\_\_ Report #: \_\_\_\_\_

Inspection Address: \_\_\_\_\_

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA<sup>SM</sup>), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or

through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: **Judicial Arbitration and Mediation Service (JAMS®)**.

**LIMITATION OF LIABILITY:** Any dispute, controversy, interpretation, or claim, including, but not limited to, claims for breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or related to, this Agreement, the inspection, or the inspection report and found in favor of the client shall not exceed ten (10) times the inspection fee.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here. Escrow billing expires six months after the inspection or at the discretion of the inspector, and the "TOTAL FEE" is due directly from the client.

Form of Payment:	INSPECTION FEE: \$ _____
Check: # _____	FEE: \$ _____
Credit: _____	TOTAL FEE: \$ _____
Debit: _____	

Client Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Client Signature / Authorized Agent Having Signature Authority \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Inspector Signature; on behalf of Holmes & Watson Real Estate Inspection, LLC \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

## RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. *Italicized* words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the end of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

### Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

#### SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
  1. Foundation *system*
  2. Floor framing *system*
  3. Under-floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation
- B. The *Inspector* is not required to:
  1. *Determine* size, spacing, location, or adequacy of foundation bolting/ bracing *components* or reinforcing *systems*
  2. *Determine* the composition or energy rating of insulation materials

#### SECTION 2 – Exterior

- A. Items to be *inspected*:
  1. Surface grade directly adjacent to the *buildings*
  2. Doors and windows
  3. Attached decks, porches, patios, balconies, stairways, and their enclosures
  4. Wall cladding and trim
  5. Portions of walkways and driveways that are adjacent to the *buildings*
- B. The *Inspector* is not required to:
  1. *Inspect* door or window screens, shutters, awnings, or security bars
  2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
  3. Use a ladder to *inspect systems* or *components*

#### SECTION 3 – Roof Covering

- A. Items to be inspected:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights

- B. The *Inspector* is not required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
  2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

#### SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:
  1. Framing
  2. Ventilation
  3. Insulation
- B. The *Inspector* is not required to:
  1. *Inspect* mechanical attic ventilation *systems* or *components*
  2. *Determine* the composition or energy rating of insulation materials

#### SECTION 5 – Plumbing

- A. Items to be *inspected*:
  1. Water supply piping
  2. Drain, waste, and vent piping
  3. Faucets and *fixtures*
  4. Fuel gas piping
  5. Water heaters
  6. *Functional flow* and *functional drainage*
- B. The *Inspector* is not required to:
  1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
  2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
  3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
  4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
  5. *Inspect* wells or water treatment *systems*

#### SECTION 6 – Electrical

- A. Items to be *inspected*:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
  1. *Operate* circuit breakers or circuit interrupters
  2. Remove cover plates
  3. *Inspect* de-icing *systems* or *components*
  4. *Inspect* private or emergency electrical supply *systems* or *components*

#### SECTION 7 – Heating and Cooling

- A. Items to be *inspected*:
  1. Heating equipment
  2. Central cooling equipment
  3. Energy source and connections
  4. Combustion air and exhaust vent *systems*
  5. Condensate drainage
  6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
  1. *Inspect* heat exchangers or electric heating elements
  2. *Inspect* non-central air conditioning units or evaporative coolers
  3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
  4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
  5. *Inspect* electronic air filtering or humidity control *systems* or *components*

#### SECTION 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
  1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension

- B. The *Inspector* is not required to:
1. *Inspect* chimney interiors
  2. *Inspect* fireplace inserts, seals, or gaskets
  3. *Operate* any fireplace or *determine* if a fireplace can be safely used

## SECTION 9 – Building Interior

- A. Items to be *inspected*:
1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. Permanently installed cabinets
  5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
  6. Absence of smoke alarms
  7. Vehicle doors and openers
- B. The *Inspector* is not required to:
1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a *building* is secure from unauthorized entry
  3. Operate or test smoke alarms or vehicle door safety *devices*
  4. Use a ladder to *inspect systems* or *components*

## Part III. Limitations, Exceptions, and Exclusions

### A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters

20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

### B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

## Part IV. Glossary of Terms

**\*NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

**Building:** The subject of the *inspection* and its *primary parking structure*

**Component:** A part of a *system*, *appliance*, *fixture*, or *device*

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*

**Device:** A *component* designed to perform a particular task or *function*

**Fixture:** A plumbing or electrical *component* with a fixed position and *function*

**Function:** The normal and characteristic purpose or action of a *system*, *component*, or *device*

**Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

**Inspect:** Refer to Part I, "Definition and Scope", Paragraph A

**Inspector:** One who performs a *real estate inspection*

**Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

**Operate:** Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A *building* that an *Inspector* has agreed to *inspect*

**Primary Parking structure:** A *building* for the purpose of vehicle storage associated with the *primary building*

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

**Safety Hazard:** A *condition* that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

**System:** An assemblage of various *components* designed to *function* as a whole

**Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

