

READ AND APPROVED  
BY [Signature]  
BY Guillermo Adpheid  
DATE 3-1-09

## Property Inspection Report

Single Family Home  
21167 Orogrande Place  
Cupertino, CA

Inspected on:  
February 12, 2009

Inspected For:  
Stephen & Helen Oldfield  
C/o Mark Burns  
Coldwell Banker  
10105 S. De Anza Blvd.  
Cupertino, California 95014

Inspected by:  
John Gray

*We have prepared this confidential report for your exclusive use. The information contained in this report is based on our opinion of the existing conditions of the systems and components that were inspected on this date. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. In addition, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.*

*Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to the corrective work performed.*

*Thank you for selecting Property Inspection Service for your inspection; please feel free to call if you have any questions concerning this report.*

Respectfully submitted,  
**PROPERTY INSPECTION SERVICE**

JG/jd

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## Inspection Methods

The purpose of this inspection is to identify and disclose **visually observable** conditions and deficiencies of the inspected systems and items at the **time of the inspection only**. All **Property Inspection Service** inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), a copy of which can be obtained by contacting our office.

Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the **date of original construction** as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's **subjective opinion** of their condition, in such cases; it is our intent to remain **neutral and unbiased**. It is important that you clearly understand the basis of our comments concerning our stated level of condition. Our comments and descriptions are made with the following level of condition in mind:

## Descriptions

A system or component is **SERVICEABLE** when it serves its intended purpose and shows no unusual signs of deterioration.

A **MINOR** condition exists at a system or component when it is our opinion that the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will **SUGGEST** minor items be corrected.

When we find an **UNSERVICEABLE** or **SEVERE** condition at a system or component, we will **RECOMMEND** that it be corrected. In these cases we will advise you to contact a **licensed contractor** or **qualified professional** for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

## Disclosures

### (What we DO NOT inspect)

This is a visual inspection. Our inspection **DOES NOT** include the examination of **CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.**

Our inspection **DOES NOT** include the examination or disclosure of **TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD.** We do **NOT** perform **WATER QUALITY** and or **WATER ANALYSIS TESTING.** Please contact a **qualified professional** for inspection, or analysis of these items.

Our inspection **DOES NOT** include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, **UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT.** **The identification of these items requires specialized skills that we do not have,** therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

**Please be sure to READ THE ENTIRE REPORT!**

## PROPERTY SITE

### 1. Curbs & Gutters

The concrete curb and gutter adjacent to the street is in serviceable condition.

### 2. Sidewalk

The concrete sidewalk appears to be in serviceable condition.

### 3. Driveway

The concrete driveway is in serviceable condition. There are minor cracks at the driveway, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not required at this time.

### 4. Fence

The rear and west wood fence **SHOULD BE SERVICED** because the boards are loose. It is suggested that the appropriate corrective work be performed to repair the fence.

### 5. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate. There appears to be a minor low point of surface water collection where the downspout drains at the rear east side of the building. This condition could result in surface water being retained at this location for extended periods resulting in building settlement. Routine homeowner maintenance would require that the soil adjacent to the foundation be maintained with a slope of one-half inch per foot away from the foundation for a distance of five feet. It is suggested that this condition be corrected as a part of routine maintenance.

Several downspouts drain into a drain line below the ground. This inspection cannot confirm that the system has been properly installed because there is no visual access. Please consult with the property owner to confirm proper installation and termination of this drain line.

## BUILDING EXTERIOR

### 6. Siding

The wood exterior covering of the building is in serviceable condition.

### 7. Balcony

The upper level wood balcony at the front of the building appears to be in serviceable condition.

### 8. Patio

The concrete patio at the rear of the building is in serviceable condition.

### 9. Walks

The concrete walks at the front and west side of the property appear to be in serviceable condition.

**10. Windows**

A representative number of exterior windows were inspected. However, our inspection does not include the confirmation of the condition of waterproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional cost.

**THE FOLLOWING WINDOW CONDITION WOULD SUGGEST CORRECTION:**

A. There is evidence of condensation between the dual panes of the window at the living room. This condition indicates a broken seal.

It is suggested that the window condition be corrected.

**11. Exterior Doors**

The exterior doors appear to be in serviceable condition.

The glazing of the side garage door does not appear to be safety or tempered glass, however, this installation appears to predate the adoption of the code requiring safety glass. Therefore, replacement is not required, however, caution should be practiced to avoid accidental breakage.

<b>ROOF</b>
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The inspection of the roof covering was performed by walking on the roof.

**12. Roof Material**

The composition shingle roof covering for the building appears to be in serviceable condition.

**13. Flashing**

The roof is equipped with metal flashing. The metal flashing serve to provide a watertight seal for all penetrations through the roof, i.e., plumbing vents, flues, and chimneys. The flashing at this roof appear to be in serviceable condition and do not show any unusual signs of excessive deterioration.

**14. Rain Gutters**

The rain gutter at the front of the garage **SHOULD BE SERVICED** because the gutter is filled with water. It is suggested that the gutter be repaired to correct the deficiency.

**15. Downspouts**

The downspouts at the rear west and east sides of the building **SHOULD BE SERVICED** because the bottom elbows are missing. It is suggested that the downspout condition be corrected.

**16. Chimney Spark Arrestor**

The fireplace chimneys are equipped with spark arrestors to prevent burning ash from escaping from the chimneys. This is an added safety feature.

**17. Chimney**

The chimneys appear to be in serviceable condition with no signs of unusual or excessive deterioration.

## BUILDING INTERIOR

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage or furniture are not included in this inspection.

### 18. Rooms

The condition of the walls and the ceilings within the building do not reflect any signs of unusual or excessive settlement or structural failure. There are several minor hairline cracks at the plaster surfaces. This condition does not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. It is suggested that these minor cracks be repaired during routine redecorating.

#### THE FOLLOWING CONDITION WOULD SUGGEST CORRECTION:

A. The hallway bathroom floor is water damaged.

It is recommended that a competent pest control contractor be consulted for recommendations and corrective work.

There are items of personal storage in several locations which restrict our inspection of these locations.

### 19. Fireplace

The fireplaces at the living room and family room appear to be in serviceable condition with no signs of unusual or excessive deterioration.

The fireplace at the family room is equipped with an ornamental gas log. It should be noted that this gas log is not designed for burning wood or other combustible materials.

### 20. Tub/Shower

The bathtub appears to be provided with a tempered glass type enclosure. This condition complies with the most current code for safety.

### 21. Wall Insulation

Our inspection of a wall cavity at the exterior wall indicated that the walls are insulated with fiberglass insulation which helps to improve the energy efficiency of the house.

### 22. Smoke Detector

The house is equipped with a smoke detector located in the hallway adjacent to the bedroom area. This unit should be checked monthly for proper operation.

## KITCHEN APPLIANCES

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliances. This type of insurance is usually available through a "home warranty protection plan". It is suggested that all of the appliances be re-checked for adequate operation during the final walkthrough prior to the close of escrow.

### **23. Kitchen Appliances**

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The garbage disposal.
- The microwave oven.
- The stovetop burners.
- The oven.
- The range hood.

The dishwasher drain line is equipped with a code required air gap fitting to prevent the back up of drain water with an accidental stoppage of the sink drain.

## GARAGE

### **24. Garage Structure**

Inspection at the garage reveals that the garage is in serviceable condition with no signs of unusual deterioration or structural failure.

The wall between the garage and the habitable living area of the house is required to be protected with a fire resistive covering to protect the structural framing members. This is usually accomplished with a sheetrock wall, however, there is a hole in the sheetrock at the ceiling. This condition should be corrected to provide adequate fire protection.

There are items of personal storage in the garage which restrict our inspection of this location.

The use of the storage platform at the garage is not recommended because it could result in overstressing of the structural members.

### **25. Garage Door Opener**

The automatic garage door opener responded properly when tested.

## ELECTRICAL

Inspection of the electrical system does not include electrical components concealed behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

### 26. Main Panel

The primary electrical supply for this property is 240 volts at 100 amps, all of which appears to be code complying and in serviceable condition. The main electrical panel is located at the west side of the garage.

The electrical system is provided with a main disconnect switch at the exterior of the building. This switch should always be kept accessible for use in emergencies.

### 27. Sub Panel

This property is also equipped with a sub panel at the garage. At the time of this inspection the sub panel was inaccessible because access is blocked by storage, therefore, a complete confirmation of the electrical system could not be made.

### 28. Dryer

The house is equipped with a 240-volt outlet at the laundry room to accommodate the installation of an electric clothes dryer. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

### 29. Circuit Wiring

The branch circuit wiring uses copper conductors (wire). The branch circuit wiring method uses nonmetallic-sheathed cable wiring. The electrical system **SHOULD BE SERVICED** to correct the following non-code complying condition:

- A. The ground fault circuit interrupter outlet at the east exterior side of the building is not provided with power.

It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.

### 30. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters. These circuits should be tested monthly to insure proper operation for maximum safety protection.

## PLUMBING

Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include sprinkler systems, portions of the plumbing concealed by finishes and/or storage (below sinks, etc.).

### 31. Water Piping

The domestic water piping is copper and galvanized iron.

The main shut-off valve is located at the front of the building.

The water piping **SHOULD BE SERVICED** to correct the following conditions:

- A. There is a connection of dissimilar piping material (copper to galvanized iron) that has been made without the benefit of a dielectric union. This condition exists at the rear hose bibb and could result in premature pipe joint failure.
- B. There is evidence of corrosion which could result in failure of the piping at the rear hose bibb. It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.

### 32. Drainage Piping

The drainage piping within the property is ABS plastic, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration.

#### THE FOLLOWING CONDITIONS WOULD SUGGEST CORRECTION:

- A. The right side sink at the master bathroom drains slowly indicating it may require drain trap cleaning.
- B. The drain stoppers serving the half bathroom sink, the hallway bathroom tub and the master bathroom tub are inoperable.

It is suggested that the conditions be corrected.

### 33. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of forty gallons. The unit appears to be serviceable with no signs of unusual deterioration or premature failure. The unit is equipped with the following items:

- A temperature/pressure relief valve to protect the system from failure because of excessive temperature or pressure.
- An approved type gas valve to provide convenient gas shut-off.
- An adequate flue to handle flue gases.
- Sufficient combustion air ventilation to serve the burners of the water heater.
- Seismic straps to protect it from tipping over in the event of an earthquake that appear to be in compliance with the methods suggested by the Division of the State Architect.

### 34. Gas Piping

The gas meter and shut-off valve are located at the west side of the garage.

## HEATING SYSTEM

Inspection of the heating system is limited to a visual inspection of the accessible components of the heating system.

### 35. System

The building heating is furnished with a gas, forced air heating unit. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- An adequate flue to handle the flue gases.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electrical disconnect switch for convenient disconnection of electrical service for unit servicing.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

The heat exchanger of the heating unit is not accessible for inspection, therefore, a complete inspection of the unit could not be performed. If further confirmation of its condition is needed, it will require a disassembly of the unit. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

### 36. Filters

The air filters for this unit should be checked periodically for cleanliness. The filters should be kept clean for efficient and economical system operation.

### 37. Thermostat Setback

The thermostat controlling the heating system has an energy saving night setback feature. This thermostat offers you the ability to program the system for its most economical operation.

### 38. Ductwork

The air distribution ductwork appears to be in serviceable condition. The ductwork is wrapped with insulation for energy conservation.

## ATTIC

A limited inspection of the attic space was performed because it was inspected from the access opening due to insulation blocking the access.

### 39. Insulation

The attic space is insulated with fiberglass type insulation to an estimated resistance value of R-19 (six inches). This is considered an adequate amount for the control of heat loss during the heating season.

### 40. Structural Members

The structural framing in the attic appears to be adequately installed and properly supported. There is no evidence of modification or structural failure.

**41. Ventilation**

The ventilation in the attic space appears to be adequate to meet building code and satisfy the free air requirements.

**42. Attic Leaks**

There was no evidence of current roof leakage found during the inspection of the attic.

## FOUNDATION & CRAWL SPACE

Our foundation inspection does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired.

A limited inspection of the foundation and crawl space was performed because they were inspected from the access opening due to inadequate clearance around the framing and heat ducts.

**43. Insulation**

The under floor area of the building is not insulated. This condition is normal for this climate area as the heat loss through the floor is considered minimal.

**44. Structural Members**

The structural members and structural supports located in this area appear to be adequate and properly installed.

**45. Ventilation**

The ventilation provided for the foundation and crawl space area appears to be adequate.

**46. Foundation**

The perimeter concrete foundation appears to be in serviceable condition. There is evidence of minor cracks at the foundation. This condition does not appear to be unusual considering the age of the building, however, we cannot confirm if the condition has stabilized. It is very important that surface water drainage and soil moisture content be properly maintained to help control building settlement.

**47. Foundation Bolts**

The structural framing system is fastened to the concrete foundation by steel anchor bolts. This is considered adequate for normal earthquake protection.

**48. Moisture Infiltration**

There is evidence in the crawl space of minor infiltration of moisture. This condition is noted by the residue at the stem wall of the foundation. It is important that surface water drainage be properly maintained to help reduce the infiltration of surface water and avoid the possibility of foundation settlement.

## GENERAL COMMENTS

The following items are not included in this report:

- A. The spa, heater, pumps, filters and related piping, and electrical work.
- B. An evaluation of retaining walls used for soil and site grading stability.
- C. The central vacuum.
- D. The alarm system.

