



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

Property Inspection Report



Property Address: 31415 Da Vinci Lane, San Jose, CA
Type: Single Family Residence
Inspection date: April 13, 2017
Inspected for Client: Jamie Oliver
RE Agent: Stephen William Hawking
Company: Forever Realty
Address/City: 16180 Golden Palace Drive, Cupertino, CA
Inspected by: Chris Kremer, Alex Abreu, or Sean Johnson

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. 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. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. 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. Additionally, 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.

All Property Inspection Service inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the seller's disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

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 any corrective work performed. Property Inspection Service is neither a guarantor nor insurer.

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

Sincerely,

Property Inspection Service

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DESCRIPTION OF TERMS

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, in the inspector's opinion, 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**This is a visual inspection.**

Our inspection does not include the examination of concealed items within the walls, under concrete slabs or 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 infestations, dry rot, 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.

Our inspection does not include all items specific to Title 25's mobile/ modular/ manufactured homes.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Property Inspection Service.

PLEASE READ THE ENTIRE REPORT

Client hereby acknowledges they have received and read the ENTIRE report.

Name _____ **Date** _____

PROPERTY SITE**1. Curbs & Gutters**

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

2. 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.

3. Fence

The wood fence is in serviceable condition with no evidence of excessive or unusual deterioration.

4. Site Drainage

The surface water drainage adjacent to the foundation of the building appears to be generally adequate.

BUILDING EXTERIOR**5. Siding**

The stucco and masonry exterior coverings of the building are in serviceable condition. There are several minor cracks in the stucco exterior covering, however, these cracks do not appear to be the result of structural failure but may be due to normal building movement or material shrinkage. These minor cracks could be corrected during routine building maintenance.

6. Balcony

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

7. Patio

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

The brick/paver patios at the rear and left side of the building are in serviceable condition. There is evidence of minor lifting, however, this condition does not appear to compromise their serviceability, therefore, corrective work is not suggested at this time.

8. Walks

The concrete walk at the front of the property appears to be in serviceable condition.

The brick/paver walk at the right side of the property appears to be in serviceable condition.

9. Windows

A representative number of exterior windows were inspected and appear to be in serviceable condition for proper operation and weather sealing. However, our inspection does not include the confirmation of the condition of weatherproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

10. Exterior Doors

The exterior doors appear to be in serviceable condition.

The balcony door at the upper level bedrooms rubs on the jamb. It is suggested that the condition be corrected.

ROOF

11. Roof Material

Because of its height, inspection of the concrete tile roof covering and its related components could not be performed.

12. Rain Gutters

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

13. Downspouts

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

The strap is loose at the downspout at the front entry. It is suggested that the condition be corrected.

14. Chimney Spark Arrestor

The fireplace chimney is equipped with a spark arrestor to prevent burning ash from escaping from the chimney. This is an added safety feature.

15. Chimney

Because the roof covering was not walked on, the chimney was not checked for cracks or physically tested for stability.

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.

16. 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 is cracked and/or missing grout and caulk upper level guest bathroom floor by the tub and at the tub wall, at the upper level hallway bathroom tub walls, at the master bathroom floor by the tub/shower and at the kitchen countertop backsplash that should be replaced to prevent leakage.

17. Decorative Gas Appliance

The building is furnished with a gas, decorative appliance at the rear living room. The unit appears to be in serviceable condition with no signs of unusual deterioration or premature failure. The unit is equipped with the following items:

- A gas valve for the servicing of the unit.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the furnace.

18. Tub/Shower

The bathtub and stall shower appear to be provided with tempered glass type enclosures. This condition complies with the most current code for safety.

19. Smoke Detector

The house is equipped with smoke detectors located in the hallway adjacent to the bedroom area and in the bedrooms. These units should be checked monthly for proper operation.

20. Carbon Monoxide Detector

A carbon monoxide detector is present. Owners of California dwelling units, especially rentals, that have (i) a fossil fuel-burning heater, appliance or fireplace (for example, a gas stove or water heater) or (ii) an attached garage, need to be aware of a new law passed in 2010 regarding carbon monoxide devices. Under newly-enacted sections 17926, 17926.1, and 17926.2 of the Health & Safety Code (part of [Senate Bill No. 183](#)), owners of all such properties (excepting properties that are, generally-speaking, owned by or leased to the government) must install carbon monoxide alarms by the following deadline - July 1, 2011, as to single-family dwellings.

CO alarms should be installed according to the manufacturer's instructions. CPSC recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home. CO alarms may be installed into a plug-in receptacle or high on the wall. Hard wired or plug-in CO alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. CPSC does not recommend installing CO alarms in kitchens or above fuel-burning appliances.

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.

21. Kitchen Appliances

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The garbage disposals.
- 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

22. Garage Structure

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

23. 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.

24. Main Panel

The primary electrical supply for this property is 240 volts at 200 amps, all of which appears to be code complying and in serviceable condition. The main electrical panel is located at the right side of the building.

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.

25. Sub Panel

This property is also equipped with a sub panel at the laundry area.

26. Dryer

The house is equipped with a 240 volt outlet at the laundry room to accommodate the installation of an electric clothes dryer. However, there is a gas dryer in place. 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.

27. Circuit Wiring

The branch circuit wiring uses copper and aluminum conductors (wire), all of which appear to be properly protected and code complying for the date of its original installation. The branch circuit wiring method uses nonmetallic sheathed cable wiring.

The exterior outlet covers should be upgraded to an approved weatherproof bubble cover.

28. Ground Fault Protection

The electrical system appears to be equipped with ground fault circuit interrupters at the bathroom, kitchen, garage, laundry and exterior of the building. 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.).

29. Water Piping

The domestic water piping is copper and plastic. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable, however, you may wish to make your own determination if the volume and pressure will satisfy your needs.

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

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

A. There is evidence of present leakage at the water main. SEE PHOTO
It is recommended that a competent plumbing contractor be consulted for recommendations and corrective work.



The lower level hallway bathroom shower valve needs adjustment, no hot water was present. It is suggested that the condition be corrected.

30. 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.

31. Water Heater

The domestic hot water is furnished by a gas water heater with a capacity of 75 gallons. 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.
- An insulation blanket to provide additional energy conservation.

The water heater **SHOULD BE SERVICED** because:

- A. This water heater is strapped by the most popular method, however it is not in compliance with the methods suggested by the Division of the State Architect because it is missing the third strap. SEE PHOTO

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



32. Gas Piping

The gas meter and shut-off valve are located at the right side of the building.

HEATING SYSTEM

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

33. System

The building heating is furnished with gas, forced air heating units each with a capacity of 72,000 BTU located in the attic. The units appear to be in serviceable condition with no signs of unusual deterioration or premature failure. The units are 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.

34. Filters

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

35. Thermostat Setback

The thermostats controlling the heating systems have energy saving night setback features. These thermostats offer you the ability to program the systems for their most economical operation.

36. Ductwork

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

AIR CONDITIONING SYSTEM

37. System

The air conditioning condenser unit is located at the right side of the building.

Damaged insulation on air conditioner refrigerant lines should be repaired.

The condensate drain lines have been improperly installed, there does not appear to be proper traps or vent on the lines. It is suggested that the condition be corrected.

Evidence of moisture was noted at the secondary drain pans indicating possible clogged or improperly configured primary drain lines at each unit. It is suggested that the condition be corrected. SEE PHOTO



ATTIC

A limited inspection of the attic space was performed because it was inspected from the access opening due to inadequate clearance and insulation covering the ceiling joists.

38. Insulation

The attic space is insulated with fiberglass type insulation to an estimated R-30 (ten inches). This is considered the maximum amount of insulation that would be required in this climate area.

39. 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.

40. Ventilation

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

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.

The design of this building does not incorporate the use of a crawl space, therefore, under floor structural and mechanical items cannot be inspected.

GENERAL COMMENTS

The following items are not included in this report:

- A. The irrigation system.
- B. The exterior barbecue.