



Inspection Report

Sungho Park

Property Address:
758 Haverhill Drive
Sunnyvale CA 94087



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Date: 7/20/2010	Time: 02:00 PM	Report ID: 072010HASU
Property: 758 Haverhill Drive Sunnyvale CA 94087	Customer: Sungho Park	Real Estate Professional: Jenny Huh US Network Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

CREIA California

In Attendance:

Seller and listing agent

Type of building:

Single Family (1 story)

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Wood shakes

Viewed roof covering from:

Walked on roof

Sky Light(s):

Yes


Chimney (exterior):

Brick

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

 The roof appeared to have signs of wearing and minor leaking. Some roof shakes were noted missing on areas of the roof. Observing from inside the attic, some holes were found under the roof felt when the sun light shined through the holes (see example in picture 1). Observing from inside the attic above the hallway, some minor water stains were also noted under the roof ridge . Recommend further evaluation and repair by a roofing contractor.



1.0 Picture 1 Roof hole above living room)

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace


 A roof plumbing vent jack on the left has worn sealant (Picture 1). Recommend re-sealing or installing the rubber boot to prevent water intrusion.



1.2 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

-  The front left gutter downspout is loose. Recommend the downspout to be secured for improvement (Picture 1). There are leaves and debris on areas of the roof gutters. Recommend cleaning the rain gutters and monitoring for clogs during rainy seasons.



1.3 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Stucco
Wood siding

Appurtenance:

Covered porch

Driveway:

Concrete

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected


A small section of the stucco wall cladding on the right exterior was noted extending to the ground and in contact with the ground, which is common for homes built in this time period. However, the stucco can absorb moisture from the ground and allow insects to travel inside the house. Recommend monitoring and reviewing the termite inspection report for possible additional information.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Repair or Replace

 The are cracks on the side glass of the kitchen bay window. Recommend the window to be repair by a qualified specialist.

2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

The lot surface is generally flat and the drainage condition appears to be average in most areas of the house. Recommend monitoring the drainage condition during rainy seasons.


There are uneven surfaces in the front right walkway, which can be potential tripping hazard. Recommend improvement by a qualified professional.

Tree branches were noticed having contacts with some areas of the roof. Recommend the branches to be trimmed back to prevent damage to the roof and to prevent insects from traveling in to the home.

The rear left roof drain down spout drains near the foundation of the house. Recommend properly placing the splash block below the downspout to divert rain water away from the house foundation.

2.4 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

 There appear to be fungus damages on areas of the exterior wood members (See examples in picture 1, 2, 3, 4 & 5). Recommend further evaluation and repair by a termite inspector.



2.4 Picture 1 (Front decorative beam)



2.4 Picture 2 (Left rear decorative beam)



2.4 Picture 3 (Front left barge rafter and eave board)



2.4 Picture 4 (Left rear barge rafter)



2.4 Picture 5 (Right front fascia board)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Two car automatic

Items

3.0 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

Due to storage items in the garage obstructing the view, some areas of the garage walls are not visible.

3.1 GARAGE FLOOR

Comments: Inspected


There are some typical cracks on the garage floor. Recommend monitoring. Due to storage items in the garage obstructing the view, some areas of the garage floor are not visible.

3.2 GARAGE DOOR (S)

Comments: Inspected

3.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair or Replace

 The occupant door from the garage to the inside of the house is not equipped with a self closing spring hinge. Recommend installing a self-closing hinge for fire safety improvement.

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The garage vehicle door was tested. It appeared to be functional and performed as intended. The door properly reversed when met with physical resistance. The sensors were tested and appeared to function as intended by reversing the door when the sensors light beam was interrupted. Testing of the vehicle door should be taken regularly. Recommend reviewing the manufacture's guideline for operation, maintenance and testing of this device.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

Double pane

Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

The window blinds or built-in blinds in the sky lights are not inspected. They are not included in the scope of this inspection.

4.6 HALL BATHROOM


Comments: Repair or Replace

 The bathroom door-lock is not lockable. Recommend the lock to be repaired or replaced for improvement.

The overflow-drain rim of the bathtub is not properly aligned, and there is a gap which may allow leaking behind the bathtub. Recommend repairing by a qualified plumber.

4.7 MASTER BATHROOM

Comments: Repair or Replace

 There is inadequate caulking at the lower left corner of the shower stall which allows water leaking to the outside of the shower stall (Picture 1). Recommend re-caulking as needed for improvement.

The rubber strip at the bottom of the shower door is missing. Recommend a new rubber strip to be replaced to prevent water splashing outside of the shower enclosure.



4.7 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete perimeter
Bolted
Crawl space

Method used to observe Crawlspace:

Crawled

Floor Structure:

Wood beams
Tongue and groove

Wall Structure:

Wood frame

Columns or Piers:

Wood posts
Concrete piers

Roof Structure:

Wood trusses

Method used to observe attic:

From entry

Attic info:

Attic hatch

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Overall, the foundation where visible appears to be in serviceable condition. Some narrow vertical cracks are observed on the foundation stem walls of the house. Cracks less than 1/4 inch in width are usually not considered structurally significant. Recommend monitoring.

Efflorescence (white powder substance) is seen on areas of the foundation stem walls. Efflorescence on foundation stem wall usually indicates moisture is in contact with the concrete. This does not necessarily indicate that intrusion will occur. Recommend checking the gutters and the downspout drains for proper functions. Efflorescence is found on many homes without water intrusion occurring inside the home.

5.1 WALLS (Structural)

Comments: Inspected

The structures of the walls were limitedly inspection due to most of the wall areas being covered by sheet-rock or wall finish materials and not visible.

5.2 COLUMNS OR PIERS

Comments: Inspected

Overall the posts and piers appear to be functional and perform as intended

5.3 FLOORS (Structural)

Comments: Inspected

The floor is limitedly inspected due to most of the floor area being covered by flooring covering materials and not visible. The family room appears to be an extension to the house, and its subfloor area was not accessible and not visible.

5.4 CEILINGS (structural)

Comments: Inspected

The inspection of the ceiling structure was limited due to most of the ceiling being covered by sheet-rock and insulation and not visible.

5.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The roof structure was limitedly inspected due to some of the areas being covered by insulation and not visible.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

Cast iron

ABS


Water Heater Power Source:

Gas

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

-  A leak is found at the bathtub drain connection under the hall bathroom (Picture 1). Recommend further evaluation and repair by a licensed plumber.




6.0 Picture 1

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

-  The water heater appears to be in good condition (Picture 1). It is secured with 2 seismic straps to resist falling and lateral movement.

The water pipe connection above the water heater is noted to be corroded and susceptible to leaking (Picture 2). Recommend the corroded pipe component to be replaced by a qualified plumber.

The draft diverter above the water heater is not properly attached (Picture 3). Recommend draft diverter to be properly installed by a qualified plumber.



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut-off is located in the front exterior of the house.

6.4 FUEL DISTRIBUTION SYSTEMS (Piping, venting, supports, leaks)

Comments: Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main gas shut-off valve is located on the right exterior of the house. It requires a wrench for turning on and shutting off. A gas wrench can be purchased at hardware stores and should be secured in the vicinity of the gas meter as recommended in the seismically active zones.

6.6 OTHERS

Comments: Not Inspected

The water filtration system inside the kitchen cabinet is not inspected. It is not included in the scope of this inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
110/220 volts

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

MURRAY

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex
Conduit
Old MN

SERVICE DISCONNECT:

200 AMP

RECEPTACLE OUTLETS:

Grounded and Ungrounded

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected


7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The inner cover plate of the main panel is loose due to a missing screw. Recommend the screw to be replaced to secure the cover plate for improvement.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

 A wiring in the attic was noted to be not neatly installed, and the splices are not properly installed inside the junction box as required (Picture 1). Recommend further evaluation and improvement by a qualified electrician.

Two junction boxes was noted missing the cover plates as view from the crawl space below the living room area (Picture 2). Recommend the cover plates to be replaced by an electrician for electrical safety improvement.



7.2 Picture 1



7.2 Picture 2

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

The GFCI outlet at the kitchen counter is not grounded when being tested. Recommend ground wire to be added or the outlet to be label as "non-grounded GFCI".

Several ungrounded 2-pronged receptacle outlets were observed in areas of the house which are standard for the period in which the home was built. Upgrading these outlets with properly grounded 3-pronged outlets is advisable for safety improvement. In any event, ungrounded receptacle outlets should only be used with appliances that do not require grounding.

The ceiling fans are not inspected. They are not included in the scope of this inspection.

7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCIs (Ground Fault Circuit Interrupters) electrical outlets were only seen in the kitchen and the hall bathroom and the rear exterior area. While may not required by the standards at the time of construction, today's standards require the use of GFCI protected outlets to minimize potential electrical risks in wet areas (i.e., kitchen, bathrooms, garage, exterior locations, etc.). Upgrading the electrical outlets to current standard is advisable for safety improvement. This type of improvement usually takes place during remodeling or at the time of electrical upgrades to the home.

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel is located on the right rear exterior wall..

7.6 SMOKE DETECTORS

Comments: Inspected

There are smoke detectors in the hall way and the bedrooms. Their functions were not tested. Recommend testing all smoke detectors upon moving in.

7.7 CARBON MONOXIDE DETECTORS

Comments: Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Ductwork:

Insulated

Types of Fireplaces:

Wood burning

Number of AC Only Units:

None

Items

8.0 HEATING EQUIPMENT

Comments: Inspected

The gas furnace appeared to be in good condition (Picture 1). It appeared functional and responded to the thermostat control.

A flexible gas feed line has been routed through the furnace cabinet (Picture 2). This is commonly seen in older installations. This condition is vulnerable to damage by the sharp edges of the sheet metal; therefore, it is considered unsafe by current standard. A solid gas pipe should be installed through the furnace cabinet for improvement. Another option is to use a shroud to cover around the flexible gas feed line to protect it from damage by the cabinet. Recommend further evaluation and improvement by a heating specialist.



8.0 Picture 1



8.0 Picture 2

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

Observing from inside the crawl space, the return-air duct was noted to be disconnected below the hallway area (Picture 1). Recommend further evaluation and repair by a heating contractor.

The air filter is located inside the furnace cabinet. It appeared to be clean. Recommend changing it every 3 to 6 months to improve air quality.



8.2 Picture 1

8.3 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

There is a TV satellite dish which has been mounted on the side of fireplace chimney which impose extra stress on it. Recommend the TV satellite dish to be removed and installed on another acceptable location for improvement.

8.4 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

In general the wood burning fireplace, where visible, appeared to be in serviceable condition. The flue liner where visible appeared to be dirty. Recommend cleaning by a qualified chimney sweep. Recommend the fireplace to be cleaned and inspected annually by a qualified specialist.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Loose filled

Ventilation:

Gable vents
Thermostatically controlled fan
Eave vents

Dryer Power Source:

220 Electric

Floor System Insulation:

NONE

Items

9.0 INSULATION IN ATTIC


Comments: Inspected

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Repair or Replace


-  A left exterior wall screen was noted to be broken (Picture 1). Recommend the vent screens to be repaired or replaced to prevent vermins from entering the house.



9.2 Picture 1

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

-  The exhaust vent in the hall bathroom is not properly secured above the ceiling. It leaks exhaust air and moisture into the attic (Picture 1). Recommend further evaluation and repair by a licensed contractor.



9.3 Picture 1

9.4 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Inspected

There is an attic fan in the attic. Its functions were not test. It is not included in the scope of this inspection.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 FOOD WASTE DISPOSER

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Anderson Home Inspector LLC

General Summary



Anderson Home Inspector LLC

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Sungho Park

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758 Haverhill Drive
Sunnyvale CA 94087

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

ROOF COVERINGS

Repair or Replace

The roof appeared to have signs of wearing and minor leaking. Some roof shakes were noted missing on areas of the roof. Observing from inside the attic, some holes were found under the roof felt when the sun light shined through the holes (see example in picture 1). Observing from inside the attic above the hallway, some minor water stains were also noted under the roof ridge . Recommend further evaluation and repair by a roofing contractor.

1.



Item 1 - Picture 1 Roof hole above living room)

SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

A roof plumbing vent jack on the left has worn sealant (Picture 1). Recommend re-sealing or installing the rubber boot to prevent water intrusion.

2.



Item 2 - Picture 1

ROOF DRAINAGE SYSTEMS

Repair or Replace

The front left gutter downspout is loose. Recommend the downspout to be secured for improvement (Picture 1). There are leaves and debris on areas of the roof gutters. Recommend cleaning the rain gutters and monitoring for clogs during rainy seasons.

3.



Item 3 - Picture 1

2. Exterior

WINDOWS

Repair or Replace

- 4. There are cracks on the side glass of the kitchen bay window. Recommend the window to be repair by a qualified specialist.

EAVES, SOFFITS AND FASCIAS

Repair or Replace

There appear to be fungus damages on areas of the exterior wood members (See examples in picture 1, 2, 3, 4 & 5). Recommend further evaluation and repair by a termite inspector.



Item 5 - Picture 1 (Front decorative beam)



Item 5 - Picture 2 (Left rear decorative beam)



Item 5 - Picture 3 (Front left barge rafter and eave board)

5.



Item 5 - Picture 4 (Left rear barge rafter)



Item 5 - Picture 5 (Right front fascia board)

3. Garage

OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace


- 6. The occupant door from the garage to the inside of the house is not equipped with a self closing spring hinge. Recommend installing a self-closing hinge for fire safety improvement.

4. Interiors

HALL BATHROOM

Repair or Replace

The bathroom door-lock is not lockable. Recommend the lock to be repaired or replaced for improvement.

-  7. The overflow-drain rim of the bathtub is not properly aligned, and there is a gap which may allow leaking behind the bathtub. Recommend repairing by a qualified plumber.

MASTER BATHROOM

Repair or Replace

There is inadequate caulking at the lower left corner of the shower stall which allows water leaking to the outside of the shower stall (Picture 1). Recommend re-caulking as needed for improvement.

The rubber strip at the bottom of the shower door is missing. Recommend a new rubber strip to be replaced to prevent water splashing outside of the shower enclosure.

-  8.



Item 8 - Picture 1

6. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

A leak is found at the bathtub drain connection under the hall bathroom (Picture 1). Recommend further evaluation and repair by a licensed plumber.



Item 9 - Picture 1

9.

HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The water heater appears to be in good condition (Picture 1). It is secured with 2 seismic straps to resist falling and lateral movement.

The water pipe connection above the water heater is noted to be corroded and susceptible to leaking (Picture 2). Recommend the corroded pipe component to be replaced by a qualified plumber.

The draft diverter above the water heater is not properly attached (Picture 3). Recommend draft diverter to be properly installed by a qualified plumber.

10.



Item 10 - Picture 1



Item 10 - Picture 2



Item 10 - Picture 3

7. Electrical System

BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

A wiring in the attic was noted to be not neatly installed, and the splices are not properly installed inside the junction box as required (Picture 1). Recommend further evaluation and improvement by a qualified electrician.

Two junction boxes was noted missing the cover plates as view from the crawl space below the living room area (Picture 2). Recommend the cover plates to be replaced by an electrician for electrical safety improvement.

11.



Item 11 - Picture 1



Item 11 - Picture 2

8. Heating / Central Air Conditioning

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Observing from inside the crawl space, the return-air duct was noted to be disconnected below the hallway area (Picture 1). Recommend further evaluation and repair by a heating contractor.

The air filter is located inside the furnace cabinet. It appeared to be clean. Recommend changing it every 3 to 6 months to improve air quality.

12.



Item 12 - Picture 1

9. Insulation and Ventilation

VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

A left exterior wall screen was noted to be broken (Picture 1). Recommend the vent screens to be repaired or replaced to prevent vermins from entering the house.

 13.



Item 13 - Picture 1

VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The exhaust vent in the hall bathroom is not properly secured above the ceiling. It leaks exhaust air and moisture into the attic (Picture 1). Recommend further evaluation and repair by a licensed contractor.

 14.



Item 14 - Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Anderson Home Inspector LLC
 2879 Lausanne Ct
 San Jose, CA 95132
 408-838-8176
 Inspected By: Lee Ta

Inspection Date: 7/20/2010
 Report ID: 072010HASU

Customer Info:	Inspection Property:
Sungho Park	758 Haverhill Drive Sunnyvale CA 94087
Customer's Real Estate Professional: Jenny Huh US Network Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Service	295.00	1	295.00
			Tax \$0.00
			Total Price \$295.00

Payment Method: Check

Payment Status: Paid

Note:

Inspection Agreement

This is intended to be a legally binding contract, please read it carefully.

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 property.

The written report which the Inspector provides to the Client is prepared for the sole use and benefit of Client. The written report documents any material defects discovered in the property'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).

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 property inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental condition 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 the 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 the entire integrated agreement between 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.

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).

Clients/Users of this report agree to all the terms, conditions, and limitations of this Agreement and voluntarily agree to be bound thereby.