

AAA Home Inspections

Property Inspection Report



1120 N. 3rd Street , San Jose, CA
Inspection prepared for: Richard Wells & Ann Wells
Real Estate Agent: George Sudol - Bay Realty Services

Date of Inspection: 1/31/2020 Time: 9:00
Age of Home: 81 Size: 1379 s.f.
Weather: Sunny

Inspector: Jim Pillsbury
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 9	Smoke Detectors	• There were no visible smoke detectors.
Kitchen		
Page 11 Item: 15	Vent Condition	• Recirculator only. Exterior vented fans are generally required when gas range in place.
Grounds		
Page 27 Item: 16	Patio and Porch Condition	<ul style="list-style-type: none"> • There was a pond present at the time of inspection. Because of senate bill 442, this would should have a mesh enclosure that is 4 feet tall with a self closing self latching gate. There should be self closing gates coming into the back yard. • There was no ASTM rated cover • There was no ASTM rated cover • There were no pool alarms at the adjacent door or windows

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

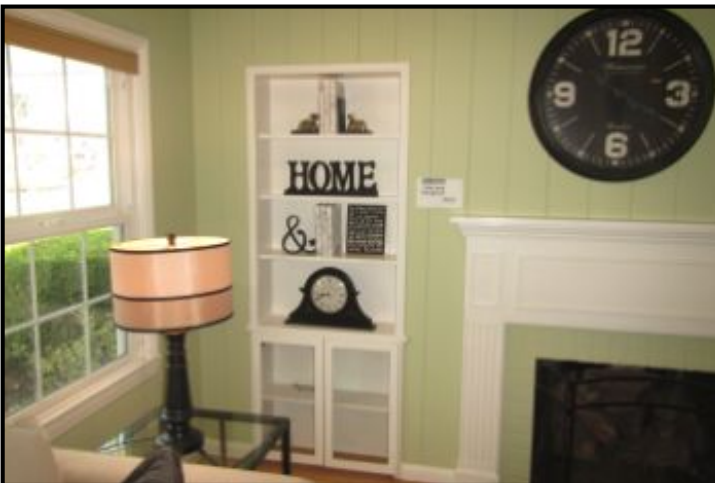
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

2. Cabinets

Observations:

- No deficiencies observed



3. Ceiling Fans

Observations:

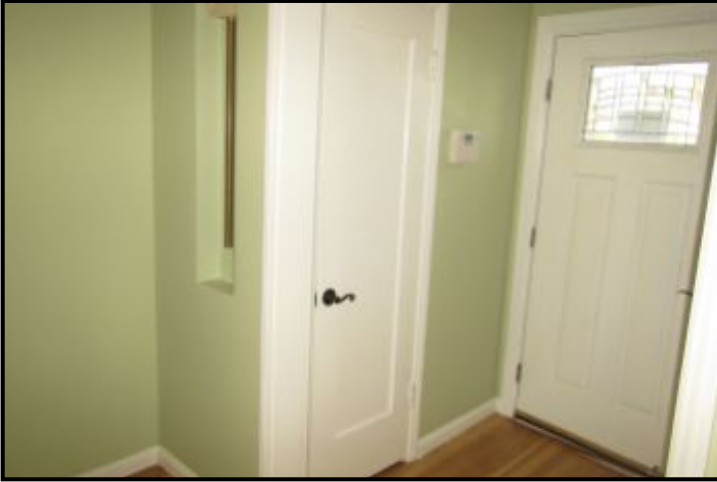
- Operated normally when tested, at time of inspection.



4. Closets

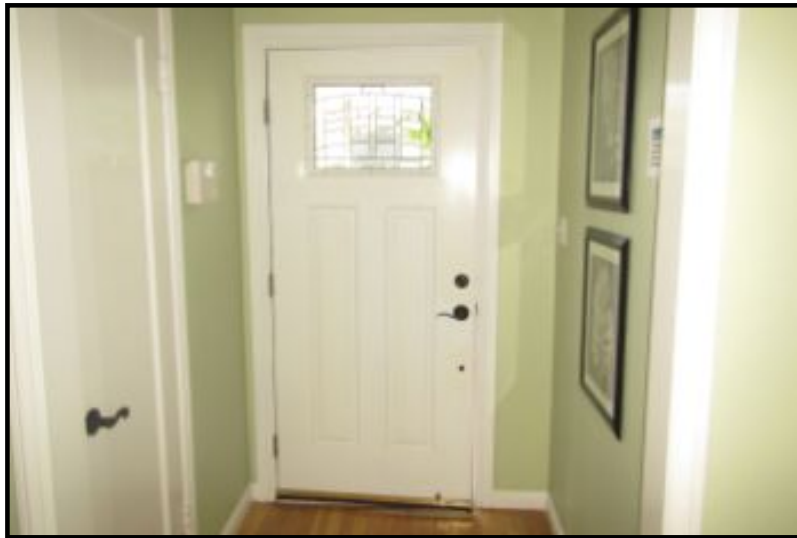
Observations:

- The closet(s) were in serviceable condition



5. Door Bell

6. Doors



Front door

7. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly
- Some outlets not accessible due to furniture and or stored personal items.

8. Security Bars

Observations:

- No security bars are present in these rooms

9. Smoke Detectors

Observations:

- CO detector operated when tested
- **There were no visible smoke detectors.**

10. Stairs & Handrail

11. Window-Wall AC or Heat

12. Ceiling Condition

Materials: There are drywall ceilings noted.

13. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.

14. Screen Doors

15. Wall Condition

Materials: Drywall walls noted.

16. Fireplace

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- ****Wood Fireplaces****



Living room

17. Window Condition

Materials: Aluminum framed sliding window noted. • Vinyl framed single hung window noted. • Insulated glass noted.



Patio enclosure



18. Floors are in serviceable condition

Observations:

- Hardwood
- Ceramic tile noted

19. Floors are in fair shape

20. Hardwood

21. Laminate style floors noted

22. Plywood subfloor noted

23. Floors



Dining area

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed



2. Counters

Observations:

- Granite tops noted.

3. Dishwasher

Observations:

- Operated.



4. Doors

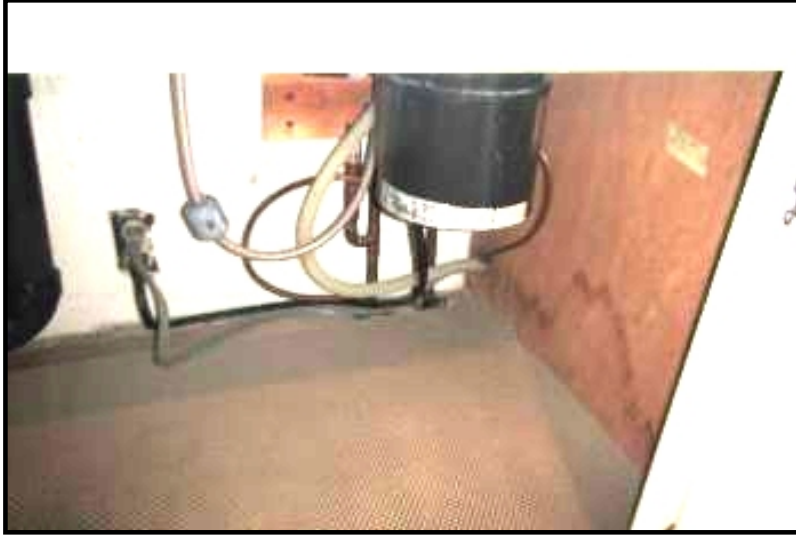
Observations:

- No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.



6. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



Microwave vent combination noted

7. Cook top condition

Observations:

- Gas cook top noted



8. Oven & Range

Observations:

- Oven: gas burners noted



9. Sinks

Observations:

- Kitchen has a Stainless steel - under mounted sink.
- No deficiencies observed.



10. Drinking Fountain

Observations:

- There was no drinking fountain present in this kitchen.

11. Spray Wand

Observations:

- The spray wand was operated and was functional.

12. Hot Water Dispenser

13. Soap Dispenser

14. Trash Compactor

15. Vent Condition

Materials: Recirculating

Observations:

- **Recirculator only. Exterior vented fans are generally required when gas range in place.**

16. Window Condition

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

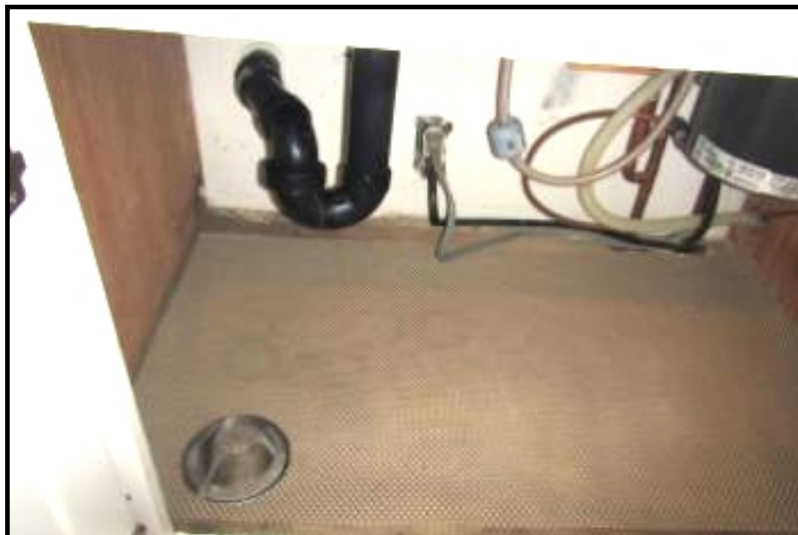


17. Floor Condition

Materials: Ceramic tile is noted.



18. Plumbing



19. Ceiling Condition

Materials: There are drywall ceilings noted.

20. Security Bars

Observations:

- No security bars are present in this room.

21. Patio Doors

22. Screen Doors

23. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection

24. GFCI

Observations:

- **GFCI** in place and operational



25. Wall Condition

Materials: Drywall walls noted.

Garage

1. Roof Condition

Materials: Composition shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Walls

3. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Materials: Bare concrete floors noted.



5. Rafters & Ceiling



6. Electrical

7. GFCI

8. 240 Volt

9. Exterior Door

10. Fire Door

11. Garage Door Condition

12. Garage Door Parts

13. Garage Opener Status



14. Garage Door's Reverse Status



15. Ventilation

16. Vent Screens

17. Cabinets



18. Counters

19. Wash Basin

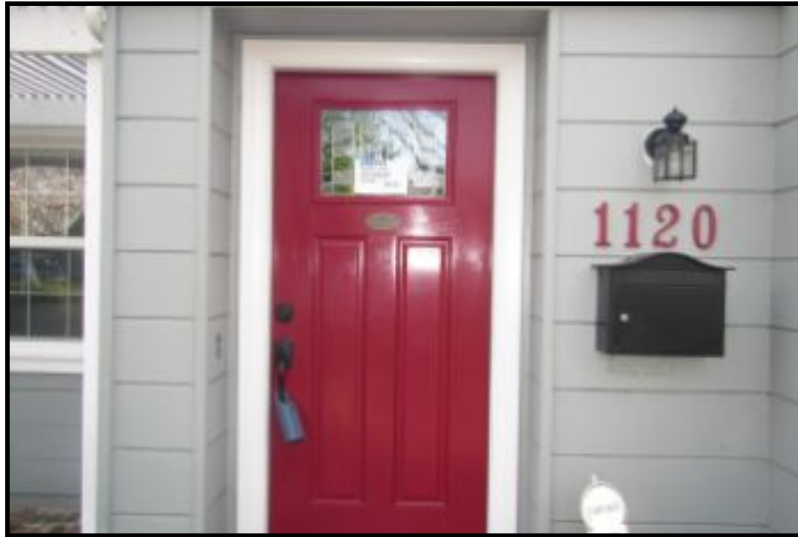
Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.



3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Some wood deterioration noted. Have repaired as necessary.
- Some siding deterioration noted. Have repaired as necessary.



Rear of garage

4. Eaves & Facia

5. Exterior Paint

6. Stucco

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Seismic anchors and repairs noted at the time of inspection

3. Foundation Walls



Foundation repairs noted



4. Cripple Walls

5. Ventilation

Observations:

- Screened openings noted.

6. Vent Screens

Observations:

- Vent screens noted as functional.

7. Access Panel

Observations:

- The foundation access panel installed and functional during the inspection.

8. Post and Girders

Observations:

- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- Concrete piers
- No deficiencies were observed at the visible portions of the structural components of the home.

9. Sub Flooring

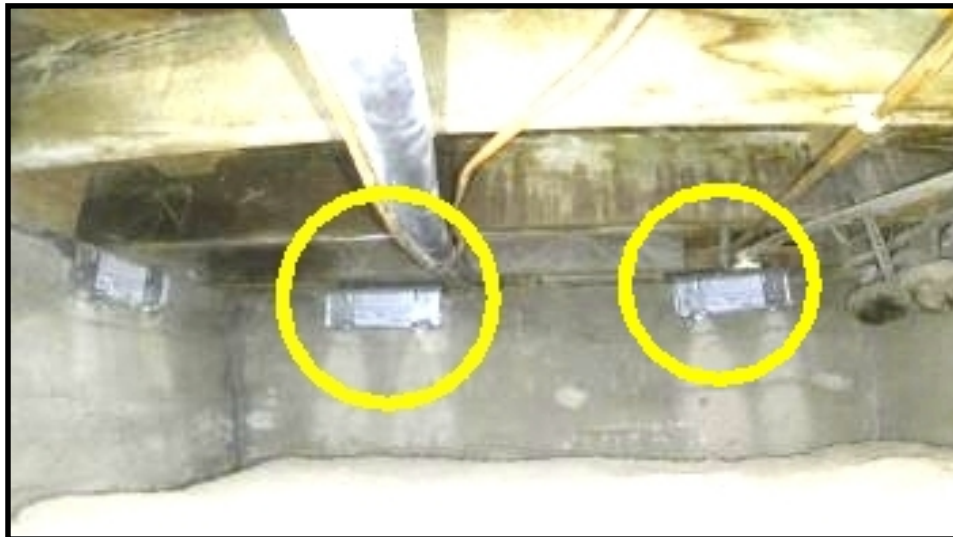
Observations:

- ****DECKING****
- 2x6 Tongue and Groove decking noted (T and G)
- ****FRAMING****
- Dimensional lumber wood Joists

10. Anchor Bolts

Observations:

- There are what appears to be retro fitted seismic anchors



There are what appears to be retro fitted seismic anchors

11. Foundation Electrical

12. Foundation Plumbing

Observations:

- **SUPPLY**
- 3/4 inch copper
- **DRAIN, WASTE, VENT**
- Acrylonitrile-Butadiene-Styrene "**ABS**" waste and vent pipes noted.
- Cast iron waste and vent pipe noted.
- **OBSERVATIONS**
- Appears Functional at time of inspection.

13. Sump Pump

14. Ducting

Grounds

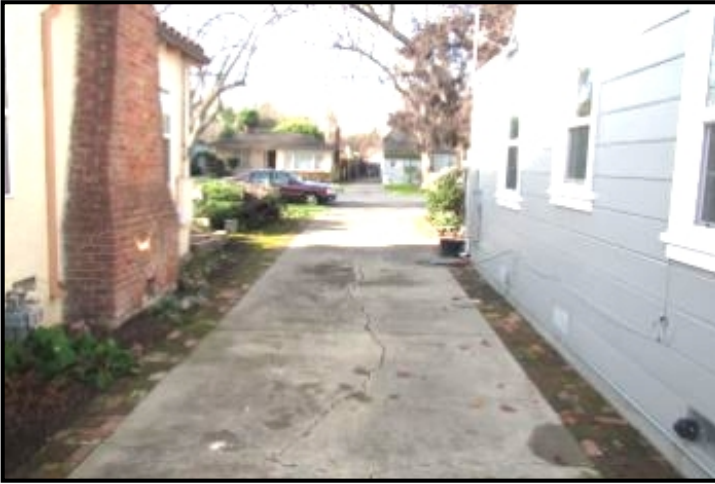
Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

• **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



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2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.
- Out buildings and sheds are excluded from this report.



Out buildings and sheds are excluded from this report.

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



1120 N. 3rd Street front elevation



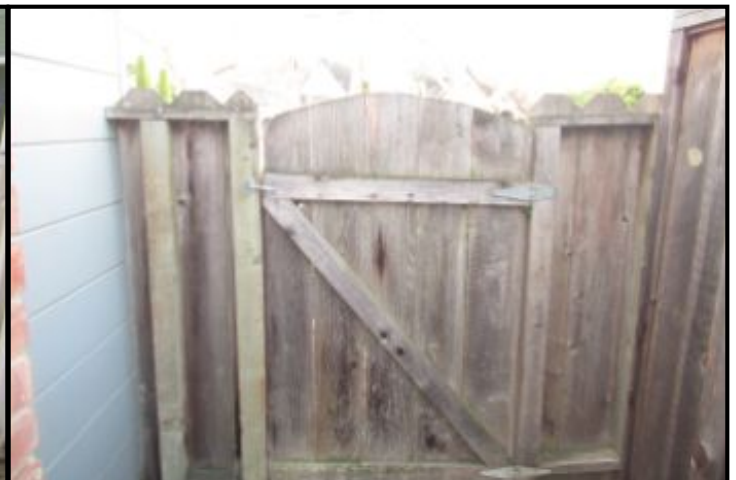
Front yard



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Gate Condition

Materials: Wood • Wrought iron



5. Patio and Porch Deck

6. Stairs & Handrail

7. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

8. GFCI

Observations:

- GFCI receptacles are in place and functional



9. Main Gas Valve Condition

Materials: North side.

Observations:

- Meters located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



10. Plumbing

Materials: Copper piping noted.



Main water shutoff noted



Sewer cleanout noted



Water softener



11. Water Pressure

12. Pressure Regulator

Observations:
• None.

13. Exterior Faucet Condition

Location: Front of structure.

14. Balcony

15. Patio Enclosure

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Water stains present at the overhang.

16. Patio and Porch Condition

Materials: Flat roof, rubber membrane, inspected from other roof

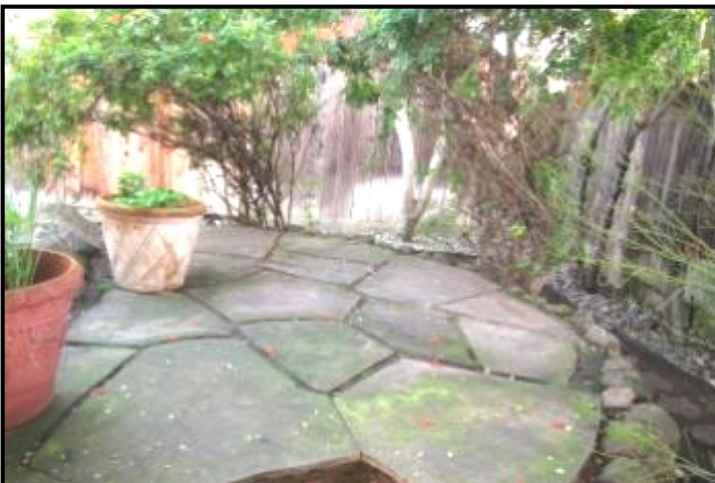
Observations:

- No major system safety or function concerns noted at time of inspection.
- There was a pond present at the time of inspection. Because of senate bill 442, this would should have a mesh enclosure that is 4 feet tall with a self closing self latching gate. There should be self closing gates coming into the back yard.
- There was no ASTM rated cover
- There was no ASTM rated cover
- There were no pool alarms at the adjacent door or windows



Pond noted at the back yard

There was a pond present at the time of inspection



17. Fence Condition

Materials: Wood



18. Sprinklers

Observations:

- The sprinkler system operates with a control panel located in the garage.



Sprinkler timer noted

Basement/Crawlspace

1. Walls

Materials: A raised perimeter with pier and beam supports -- Crawlspace.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

3. Windows

4. Plumbing Materials

Materials: ****WASTE**** • Appears Functional. • ****SUPPLY**** • Appears Functional.

Observations:

- ABS
- Cast Iron
- Copper
- Galvanized





5. Basement Electric



6. GFCI

7. Access

Materials: Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.



8. Stairs

9. Railings

10. Slab Floor

11. Finished Floor

12. Drainage

13. Sump Pump

14. Framing

Observations:

- ****JOISTS****
- Appears Functional.



15. Subfloor



16. Columns

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

17. Piers

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

18. Basement/Crawlspace Ductwork

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
Yes	No	N/A	Don't Know	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the house anchored or bolted to the foundation?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. If the house has cripple walls: a. Are the exterior cripple walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
Yes	No	N/A	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
Yes	No	Don't Know		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.