



OCB Property Inspections

Home Inspection Report

Thank You

for selecting

OCB Property Inspections

As your building inspection company.

Please feel welcome to call our office if you have questions or comments. As much as we appreciate your selecting us, we would also like to hear what you have to say about the service that you received. Only by listening to our clients can we continue to provide the services that make OCB the best choice for building inspections.



OCB Property Inspections**November 6, 2021****Home Inspection Report**

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Inspection Address:

21080 Rainbow Pl.

Cupertino, Ca. 94014

At your request, a home inspection of the property listed above was performed on 11/05/21. OCB Property Inspections is pleased to submit the enclosed report. Thank you for selecting our company, appreciate the opportunity to be of service.

Cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider to be significant to your ownership, or leasing. You should examine the portions of this report that are of concern to you, including appliances, floor coverings, interior wall coverings, etc. Furthermore, owning any property involves some risk and while we can give an excellent overview of the property, we can inspect only what is visibly accessible. Moving furniture, any dismantling, or lighting gas pilots are not within the scope of the inspection. This report is not intended to be an exhaustive technical evaluation and should not be construed as identifying every possible condition. The information contained within the report reflects the observations and opinions of the inspector at the time the inspection was performed with the general age and construction type taken into consideration.

Comments regarding possible observed condition or recommendations are not intended as criticisms toward the building, rather, they are offered as professional opinion pertaining to the present condition of the property. Items may have been included in the report which are referred to as upgrades. These have been included where the inspector felt they might be of beneficiaries to enhance the property.

This report is confidential and was prepared exclusively for the interested parties. Your attention is directed to the Agreement for Building Inspection Services, a copy of which is attached. It specifically delineates the scope of the inspection and limit OCB Property Inspections liability in performing this inspection.

Sincerely,
Sean O'Connell
OCB Property Inspections

TABLE OF CONTENTS:

TABLE OF CONTENTS-----2

1. OVERVIEW-----3

2. UTILITY / SERVICE SHUT-OFF LOCATIONS-----4

3. SITE AND TOPOGRAPHY-----4

4. STRUCTURE-----5

5. ROOFING-----5

6. EXTERIOR-----6

7. DOORS AND WINDOWS-----6

8. PARKING-----7

9. INTERIOR-----8

10. PLUMBING-----9

11. ELECTRICAL-----9

12. MECHANICAL-----10

13. INSULATION & VENTILATION-----11

14. DRYROT AND VERMIN-----12

AGREEMENT FOR INSPECTION-----13

PHOTOS-----14-16

NOTES:

1. OVERVIEW:

The property inspected was a two level, single family home with attached garage. The age of the property was determined to be approximately 33 years old. It was this inspector's opinion that the general condition of the property, when inspected, was serviceable with items noted within this report which were in need of repair or installation. The weather at the time was dry with temperatures of 65-70 degrees. Generally, elements of construction need to comply with the locally adopted codes which were applicable at the time of inspection and do typically vary between municipalities.

Please read each section of this report and feel welcome and feel free to call our office if you have any questions. The inspection has been performed in a manner generally consistent with the standard practice of the California Real Estate Inspection Association (CREIA). Effort has been put into the design and layout of this report so that it is clear and understandable. It is organized into sections according to building systems. Each section generally includes "description" paragraphs containing the items which were inspected, and which contains information regarding the specific system (i.e. plumbing). When appropriate cross reference to other sections may be included. The "Observed Conditions" paragraph contains items which were inspected and warranted comment. This may include comments for informational purposes, elements which need attention or repair, possible hazardous conditions, or items which were extraordinarily good. A specific recommendation is included as part of an Observed Condition when the inspector felt it was warranted. "General Comments" paragraphs are included when pertinent.

Each "Observed Comment" in this report will have either a General Maintenance, Health and Safety, Section 1, and / or Section 2 labeled after the comment. "General Maintenance" pertains to issues that are not health and safety issues or moisture issues, such as a broken dishwasher. "Health and Safety" issues concern what the State of California has deemed to be a health and safety problem, such as a dysfunctional smoke alarm. "Section 1" issues are any issue involving decay and/or termite activity, such as, moisture damaged siding. "Section 2" concerns issues that can lead to a Section 1 problem, such as a leaking pipe or wood debris under the home.

As a general note, the report may include references regarding further inspection and / or repair. It is assured that this would be performed by a qualified licensed contractor, engineer and / or architect. A contractor in this context is a licensed individual, or company who performs construction and / or corrective work. An engineer or architect if called upon, would provide in-depth further investigation prior to corrective work when / if needed and would provide in-depth study of a condition and dictate specific needed repairs which could then be performed by a contractor.

2. UTILITY/SERVICE SHUT-OFF LOCATIONS:

ELECTRIC:

The electrical utility service main panel / shut-off was located at the N/W exterior side of home. Refer to the electrical section of the report for more information.

GAS:

Provisions for natural gas were provided to the home. The main shut of is located at the N/W exterior side of the home.

WATER:

The water service shut-off valve is located in the exterior front of home. This can be shut-off by turning the valve (located near the ground) clockwise. The service piping leading into the home was copper.

Observed Utility Conditions:

- 2.1 The utilities main locations were observed to be in serviceable condition.

3. SITE & TOPOGRAPHY:

PROPERTY:

During the course of inspection observations were made to indicate that the soil was common type as related to expansiveness and drainage characteristics. This was only a visual observation and no tests, or sampling of the soil were made. For detailed information it's recommended to contact a local soil engineer. The lot topography was found to be generally flat with ground sloping away slightly from the front of the home.

FLATWORK:

The exterior flatwork was constructed of paved concrete and concrete aggregate.

Observed Site Condition:

- 3.1 The concrete flatwork was observed to be in serviceable condition at the time of inspection.

General Site Comments:

- 3.2 As a preventive measure it's recommended that rain gutter downspouts always be angled away from the home to help divert rainwater away from the building's foundation. Also, where applicable, the soil adjacent to the home should be sloped so that water drains away from the home. These measures can help to stabilize the soil and will help reduce possible building settlement.

4. STRUCTURE:

FOUNDATION & FLOORS:

A concrete perimeter pier / post "stem-wall" foundation was installed under the home. The purpose of the foundation is to transfer / distribute the weight of the building onto the soil. Reinforcing steel is placed in the foundation concrete to provide significant added strength and can be commonly found in houses built since the mid-1940s. Concrete piers and wood pier posts were installed generally under the home to provide support to the floor framing in the sub-area. The floor system consisted of 5/8 inch sub-floor sheathing supported by wood floor joists spaced at approximately 16 inch centers which in turn are supported by wood floor girders. Access to the sub-area is located at the coat closet.

ROOF / CEILING & WALLS:

Conventional 2X (2X4, 2X6) wood framing was generally installed at the roof / ceiling structure. The interior wall structure appeared to be conventional wood 2X framing installed generally. Attic access is located at the #3 bedroom closet ceiling.

Observed Structural Conditions:

4.1 The structure of the home was found to be in serviceable condition at the time of inspection.

General Structure Comments:

4.2 Foundation bolting / anchoring was installed at the home. Anchoring of the foundation to the home helps to provide stability and minimize shifting during seismic activity.

5. ROOFING:

ROOFING MATERIAL:

A concrete tile roof was installed at the roof surfaces of the home. This type of roofing material is commonly placed over a layer of roofing felt (an asphalt impregnated paper) and solid roof sheathing / framing on roof slopes of 4 in 12 or more. The purpose of the paper is to provide a moisture barrier beneath the roof surface. The serviceable lifespan for this type of roofing varies depending on the type and manufacturer, but generally range from 40-50 years. The age of the roof was determined to be approximately 33 years old.

Observed Roofing Condition:

5.1 The roof appeared to be in serviceable condition at the time of inspection, however, a cracked roofing tile was observed at the lower tier located at the front of home above the living room (see photo). Loose flashing was also noted at the roof surface. It's recommended that a licensed roofing repair service inspect the roof further replace any damaged tiles and secure / seal the flashing where needed. (General Maintenance)

General Roofing Comments:

- 5.2 It's suggested that any tree limbs or branches be kept trimmed back approximately 4 feet from the roof surfaces. This action will help to prevent premature wearing of the roof surface. (Preventive Maintenance)

6. EXTERIOR:**WALLS & EAVES:**

Stucco siding was installed as the primary surface siding to the home. Stucco is the exterior equivalent to plaster. This type of siding has generally above average durability compared to other forms of siding. Stucco siding usually requires minimal periodic maintenance but should always be well painted and sealed. Steel rain gutters and downspouts were installed at the home.

Observed Exterior Conditions:

- 6.1 Moisture damaged exterior wood trim was found at the home located at the eaves above the front entranceway and at the lower window trim located at the east facing living room window (see photos). Refer to the termite report for further details and recommendations. (Section 1)

7. DOORS & WINDOWS:**DOORS:**

Dual, metal paneled doors with were installed at the front entrance to the home. Hollow wood core doors were installed generally at the interior passageways and closets. Two sliding glass doors lead to the backyard from the family room and the lower level bedroom. A fire rated door with operable spring hinges leads to the garage from the hallway.

Observed Door Conditions:

- 7.1 The doors to the home were observed to be in serviceable condition at the time of inspection.

General Door Comments:

- 7.2 It's always recommended that the exterior doors have their locks changed by a licensed locksmith once the home has been purchased and changed hands.

WINDOWS:

Dual pane glass was installed at the windows. Metal framed slider windows were installed at the exterior wall locations.

Observed Window Conditions:

7.3 The majority of the windows installed at the home found to have failing seals that has allowed for moist air to enter in between the two glass panes. Dual pane windows are sealed air tight at the factory. When their seals deteriorate and fail moist air is allowed to enter in between the two glass panes which overtime creates a clouded effect in the windows. It's recommended that a licensed window repair service inspect the windows further and offer options for repair / replacement. (General Maintenance)

8. GARAGE / PARKING:**GARAGE:**

The home has an attached two car garage to provide covered off street parking. An aluminum paneled overhead door with auto opening device was installed at the garage.

Observed Garage / Parking Conditions:

8.1 The garage overhead door with auto opening device does not have an emergency reverse mechanism installed. State health and safety law requires that all garage doors with auto opening / closing devices installed have an emergency reverse mechanism installed that is designed to stop the door from closing if there is an obstruction in the doorway. Have a qualified handyman install an emergency reverse mechanism at the garage doorway. (Health and Safety)

9. INTERIOR:**FLOORS, WALLS & CEILINGS:**

A mix of hardwood flooring, marble tile flooring and carpeting was installed as the primary finish floorings to the home. Drywall (gypsum based wall board) was installed generally at the walls and ceilings of the home. Two metal flue, gas powered, wood burning fireplaces were installed at the living room and family room.

Observed Interior Conditions:

9.1 The interior areas / elements to the home were found to be in serviceable condition when inspected.

KITCHEN:

Ceramic tile countertops and porcelain sink were installed into wood cabinetry. A garbage disposal unit was installed at the sink drain and an automatic dishwashing unit was installed adjacent to the sink. An electric powered stove top induction unit with an operable hood exhaust fan and separate electric oven were installed at the kitchen. A built-in microwave oven unit was also installed at the kitchen. Three prong grounded electrical wall outlets were installed generally, and marble tile flooring was installed at the floor surface.

Observed Kitchen Conditions:

- 9.2 The kitchen sink faucet hot water service valve that's located below the sink was found to be corroded (see photo). This condition can lead to eventual leakage. It's recommended that a licensed plumber replace the service valve with a new service valve. (General Maintenance)

BATHROOMS:**GUEST BATH:**

Ceramic tile counter tops and porcelain sink were installed into wood cabinetry. An operable window and ceiling exhaust fans were installed to help provide moisture ventilation to the bathroom. A three prong grounded, GFCI (Ground Fault Circuit Interrupter) protected electrical wall outlet was installed at the bathroom. A tub / shower unit with shower doors was installed and ceramic tile flooring was installed at the floor surface.

HALL BATH:

Ceramic tile counter tops and porcelain sink were installed into wood cabinetry. An operable window and ceiling exhaust fan were installed at the bathroom to help provide moisture ventilation to the bathroom. A three prong grounded, GFCI protected electrical wall outlet was installed at the bathroom. A tub / shower unit with shower doors was installed and ceramic tile flooring was installed at the floor surface.

#2 BEDROOM BATH:

Ceramic tile countertops and porcelain sink were installed into wood cabinetry. An operable window and ceiling exhaust fan were both installed at the bathroom to help provide moisture ventilation to the bathroom. A three prong grounded, GFCI protected electrical wall outlet was installed at the bathroom. A shower stall with shower door was installed and ceramic tile flooring was installed at the floor surface.

MASTER BATH:

Ceramic tile countertops and porcelain sinks were installed into wood cabinetry. An operable ceiling exhaust fan and windows were installed to help provide moisture ventilation to the bathroom. Three prong grounded electrical wall outlet was installed at the bathroom. A shower stall unit with shower door and separate whirlpool tub unit were installed. Ceramic tile flooring was installed at the floor surface.

Observed Bathroom Conditions:

- 9.3 GUEST BATH: The toilet installed at the guest bathroom was found to be loose at its floor base mounts. This condition can lead to possible leakage. Have the toilet floor mounting bolts (located at the rear base of the toilet) properly tightened so that the toilet is firm to the floor.
- 9.4 #2 BEDROOM BATH: The shower stall door to the #2 bedroom shower stall was found to be out of adjustment and does not shut properly. It's recommended that a qualified handyman inspect the shower door further and adjust so that the door operates correctly. (General Maintenance)
- 9.5 MASTER BATH: The electric powered whirlpool tub was not operating when tested. The reason for the problem was not determined. It's recommended that a licensed appliance repairman inspect the tub further and repair. (General Maintenance)

General Bathroom Comments:

- 9.6 It's recommended that the bathroom ceiling exhaust fan cover be cleaned / cleared of lint periodically. This will help to better ventilate the bathrooms avoiding moisture related problems to occur, such as mold or mildew.

10. PLUMBING:**GAS SUPPLY:**

Natural gas service is provided to the home by PG&E. Galvanized iron piping was installed for gas service.

WATER SUPPLY:

The water supply for the property is provided by the municipal water company. Copper piping was installed for water service. During the course of inspection the water was run for the purpose of detecting leakage in the supply and drain waste systems. Service valves are inspected for current leakage, but aren't generally operated during the course of the inspection. The valves are installed as a service device and can begin leaking when turned. Water pressure to the home was measured and found to be at approximately 115 PSI (Pounds Per Square Inch).

DRAIN / WASTE & VENTING:

The drain / waste system is serviced by the municipal sewage service with the waste line sloping away from the exterior front side of the home. ABS plastic pipes were installed at the drain waste system.

Observed Plumbing Conditions:

- 10.1 The plumbing system to the home was found to be in serviceable condition at the time of inspection.

General Plumbing Comments:

- 10.2 The water pressure to the home was measured at approximately 115 PSI (Pounds Per Square Inch) which is considered to be in the above average water pressure range for a residential dwelling.

11. ELECTRICAL:**SERVICE PANELS & DISCONNECTS:**

Access for inspection of the electrical panel was good. The electrical service to the home was installed as overhead wiring. The service entry provided by the local utility was 1 phase 3 wire - 120-240 volts. The service conductors were visible when inspected. 3 prong grounded duplex wall outlets were installed generally at the home. The amp capacity of the main panel was 125 amps with over current protection at the branch circuits provided by circuit breakers.

WIRING:

The method or type of wiring installed was generally grounded "Romex" non-metallic copper (12 -14 AWG) cable where visible.

Observed Electrical Conditions:

11.1 The electrical system to the home was found to be in serviceable condition at the time of inspection.

General Electrical Conditions:

11.2 It's always recommended that any electrical work that is to be performed at the property be performed by a licensed electrician.

12. MECHANICAL:**WATER HEATER:**

The water heater that supplies the home with hot water service are located at the garage. The water heater is gas powered and has a 75 gallon capacity. A thermostat is installed at the unit that will control the water temperature. The lower the temperature is kept, the more economical the unit will operate. The temperature setting is a personal choice and will likely require some experimenting. A T&P valve (Temperature and Pressure) was verified to be installed at the unit that will vent pressure if the tank exceed pressure capacity. The age of the water heater tank was not determined. The tank was observed to be adequately braced for seismic activity.

HEATING / COOLING (HVAC):

The home is heated by two gas powered heating furnace installed at the garage and at the hall utility closet. These type of heating unit distributes heated air by blower fan. The garage unit had an input rating of approximately 80,000 BTUs (British Thermal Units) and the upper level unit had an input rating of approximately 68,000 BTUs. Provisions for on / off temperature control was provided by standard thermostats installed centrally in the home and the igniters were both electronic pilots. The age of the garage located furnace was determined to be approximately 8 years old. A 208V-230V air conditioning unit was installed at the S/W exterior side of the home for cooling. The unit operates in conjunction with the heating as a central air system.

SMOKE / CO ALARMS:

The home had battery powered smoke alarm units installed centrally in the home at both the lower level and upper level for fire safety. A CO (Carbon Monoxide) alarms also installed centrally in the home at the lower level to help guard against possible CO gas poisoning.

LAUNDRY:

Hook-ups for laundry service were installed at the laundry closet. Both a natural gas access line / valve and 220V electrical wall outlet were both installed for dryer service.

Observed Mechanical Conditions:

12.1 SMOKE ALARMS: The home does not have smoke alarms installed in the bedrooms. State law requires that all residential dwellings have smoke alarms installed in each bedroom as well as centrally. Have new smoke alarm units properly installed in each bedroom and then test each unit to ensure operability. (Health and Safety)

12.2 CO ALARM: The home does not have a CO (Carbon Monoxide) alarm installed at the upper level. State health and safety law requires that all residential dwellings with fossil fuel burning appliances and attached garages to have a CO alarm installed at each level. Have a CO alarm properly installed centrally at the upper level of the home. (Health and Safety)

General Mechanical Comments:

12.3 The mechanical fixtures / systems to the home were test operated to ensure operability and performance.

13. INSULATION & VENTILATION:**INSULATION:**

Insulation is measured in "R" values which range generally from R-11 to R-42 depending on the depth (with the larger R values indicating more insulation). Approximately 10 inches of fiberglass insulation (R-30) was installed at the attic. Approximately 4 inch thick fiberglass roll insulation was installed at the walls (R-13) and approximately 8 inch thick fiberglass floor insulation was installed at the sub-floor framing.

STRUCTURAL VENTILATION:

The structural ventilation for the home included roof and perimeter air vents. The vents were generally installed to provide sub-area ventilation. Vent coverings should be maintained with openings no larger than 1/4 inch to prevent access by rodents.

Observed Insulation / Ventilation Conditions:

13.1 The insulation and ventilation to the home was found to be in serviceable condition at the time of inspection.

14. VERMIN AND DECAY:**VERMIN:**

Keeping rats, mice, or any other unwanted pest out of the home can be accomplished in part through good housekeeping. Making food scarce will make the home inhospitable to the rodents. Covering openings from the outside that are more than 1/4 inch in diameter with metal, or stuffing them with steel wire will help to keep them out.

DRY ROT:

Dry rot is caused by fungus growing within the wooden structures of the building. In spite of its name, dry rot does best in wood that is wet most of the time, such as, wooden framing members located near a leaking pipe.

Observed Vermin and Decay Conditions:

14.1 Refer to termite report for further details, issues and recommendations concerning vermin and decay.

END.

**PLEASE READ CAREFULLY
AGREEMENT FOR INSPECTION SERVICES**

1. As requested by George Sudol, OCB Property Inspections on 11/05/21 performed a visual and physical building inspection of: 21080 Rainbow Pl. Cupertino, Ca. 95014. For a service fee of \$450.00. OCB is providing this written report identifying the present condition of the below stated items. This inspection will be of readily accessible areas of the house / building and is limited to visual observations of apparent conditions which were existing at the time of inspection. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Items or conditions that are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection includes only the items and systems expressly and specifically identified as follows:

- | | | | |
|---------------|----------------------------|--------------|-------------------|
| - Drainage | - Interior | - Heating | - Roof |
| - Foundation | - Material of Construction | - Insulation | - Plumbing |
| - Electrical | - Attic | - Driveway | - Appliances |
| - Central Air | - Fireplace | - Exterior | - Smoke/CO Alarms |

2. Window operation and electrical outlets, switches and fixtures are checked by random sampling. Garage doors and garbage disposals are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked. Air conditioners are checked for equipment operation only.

3. The inspection and report will be performed in a manner consistent with the Standards of Practice of the California Real Estate Inspectors Association (CREIA). The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of client. OCB accepts no responsibility for use of misinterpretation by third parties.

4. The inspection and report is NOT a compliance inspection for past or present governmental codes or regulations of any kind. Though the building codes are a standard for some of our evaluation, by definition, such inspections can only be performed by the building department of local jurisdiction.

5. The inspection and report DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF, OR DANGER FROM ELECTRICAL LINES, POLES OR TRANSFORMERS, LEAD PAINT, UREA FORMALDEHYDE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. Client is urged to contact a reputable specialist if information, identification or testing of the above is denied.

6. This inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding adequacy, performance or condition of any inspected structure, items or systems. The inspection and report are not intended to reflect the value of the property, nor to make any representation as to the advisability or inadvisability of purchase or suitability for use.

7. The inspection is not an insurance policy. The inspection report is not a certification of any kind. OCB shall not be construed as insuring (3) against any defects or deficiencies not contained in the inspection report and subsequently discovered.

8. The parties agree that the maximum liability for OCB, its employees, or agents is limited to an amount not to exceed the fee paid for the inspection services. OCB will not be held liable for any claims without reasonable notification and opportunity to re-inspect the condition(s) in dispute prior to any change or modification to the said condition(s).

9. Payment is due upon completion of the on-site inspection unless arrangements for escrow billing had been made prior to the inspection. There will be a \$25.00 charge if any form of payment is subsequently dishonored. Any fees not paid within 60 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee. Credit is on approval basis.



General view of sub-area.



Cracked roofing tile visible at center of frame.



Loose flashing at roof surface.



Moisture damaged wood at front lower level eaves.



Moisture damaged wood window trim at east side of home.



Moisture damaged wood at east side of home.