PREPARED FOR:
Kathy Booth
Inspection Address: 344 Greenpark Way
San Jose, CA

Inspection Date: 7/13/2016

INSPECTOR: CRAIG MOORHEAD

Represented by:
George Sudol
Bay Area Realty Service
230 Grand Blvd #3
San Mateo, CA 94401

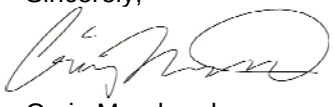
At your request, a home inspection of the property at 344 Greenpark Way was performed on 7/13/2016. WellHouse is pleased to submit the enclosed report. Thanks again for selecting our company, we appreciate the opportunity to be of service.

Cosmetic considerations are not within the scope of this report. You should examine the portions of this house that are of concern to you prior to closing, including appliances, interior wall coverings, floor coverings, levelness of floors, etc. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we can inspect only what is visually accessible. Moving furniture or personal storage, lifting carpet,any dismantling, or lighting gas pilots are not within the scope of this inspection. The intent of the inspection was to give a general view of the buildings condition at the time of inspection. While specific conditions were noted in this report, the purpose was to include the observations made during the inspection. This report should not be construed as a complete list of every possible condition and no attempt to identify and document every condition was made or implied.

Conditions of a property over time can change or be changed. 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 conditions or recommendations are not intended as criticisms toward the building, rather, they are offered as a professional opinion pertaining to the present condition of the property. Items may have been included in report which are referred to as upgrades. These have been included where the inspector felt they might be beneficial to enhance the property.

This report was prepared for Kathy Booth. In the event that the inspection report has been prepared for a seller, WellHouse is authorizing it's use in assisting the seller to fill-out the property disclosures. Furthermore, we will return to the property, for a fee, and perform a "walk-through" with a buyer to explain and clarify the content of the report. Your attention is directed to the Agreement For Home Inspection Services, a copy of which is attached. It more specifically delineates the scope of the inspection and the limit of WellHouse's liability in performing this inspection.

Sincerely,



Craig Moorhead
WellHouse Corporation - Building Inspections

TABLE OF CONTENTS

1. Overview

The property was a single story single family building which appeared to be approximately 43 years old when inspected. It was this inspectors opinion that the general condition of the building when inspected appeared to be average as compared with homes of similar age, type and/or location. Items were included within this report which were in need of attention and related to modifications in the building. The weather at the time of the inspection included generally dry conditions and a temperature of approximately 80 to 90 degrees. The weather prior to the date of inspection has included generally dry conditions. Evidence to indicate previous repair / modifications was visible at the time of inspection. These changes may have required building permits from the local building department when installed, therefore, it is recommended that interested parties review pertinent building permits. Generally, elements of construction need to comply with the locally adopted codes that were applicable at the time of installation and do typically vary between municipalities. You should be aware that this building may have been built using products that may contain asbestos. As stated by the Contractors State License Board in their contractor's asbestos pamphlet: "Asbestos is a naturally occurring mineral fiber that has been used extensively in construction and many other industries. Nearly every building contains asbestos in some form. " Positive identification of asbestos is beyond the scope of our inspection. If specific identification or information is desired regarding asbestos, it is recommended that interested parties contact a licensed asbestos contractor. Please read each section of this report, and feel welcome to call our office if you have questions. Other report(s) and/or scheduled inspections, that we were aware of at the time this report was prepared, included the pest control report. It is recommended that you refer to these for additional information. The inspection has been performed in a manner generally consistent with the standards of practice of the "American Society of Home Inspectors" (ASHI). 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 (following the section heading) containing the items which were inspected and which contains information regarding the specific system (i. e. : plumbing). When appropriate, cross references to other sections may have been included. The "Observed Conditions" paragraph contains items that were inspected and warranted comment. This may include comments for informational purposes, elements that need attention or repair, possible hazardous conditions, or items that 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.

References to "front, back, left, or right" locations of the building are generally from the point-of-view that the entry is at the front elevation and faces the public access (sidewalk). As a general note, the report may include references regarding further inspection and/or repair. It is assumed 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 meter was located at the exterior left area with the main panel / disconnect located near the meter. Interested parties should refer to the electrical section of this report for additional information.

GAS:
Provisions for natural gas were noted. A gas meter was located at the exterior left area of the building. The gas supply can be shut-off by turning the valve (located at the service line between the ground and the meter) 90 degrees. A gas valve shut-off wrench was NOT located near the meter when examined. It is a good idea, and strongly suggested, that a wrench be kept near the meter for quick access in the event of an emergency since this valve cannot be turned by hand. An automatic seismic shut-off device was NOT installed adjacent to the meter at the time of inspection. These devices are designed to automatically turn off the gas when excessive shaking is detected. Interested parties should refer to the manufacturers literature and become familiar with how to operate/reset the safety device.

WATER:
The water service shut-off valve was located at the front of the building. This can be shut-off by turning the valve (located near the ground). Service valves are seldom operated and may begin to leak if / when operated, therefore, these are not tested during the course of inspection. The water service piping leading into the house was insulated and not visible.

3. Site & Topography

SOILS/GROUNDS:
The topography of the site was generally flat. The grading of the soil adjacent to the structure was generally flat and/or sloping away. During the course of inspection observations were made to indicate that the soil was of an expansive type as related to expansiveness and drainage characteristics. It will likely expand as it absorbs moisture and contract as it dries out and can have an effect on the structures and/or flatwork constructed on the grounds surface. Therefore, maintaining constant moisture content of the soil is a desired goal. This was only a visual observation and no tests or sampling of the soil were made; for detailed information it is recommended to contact a local soils specialist. Concrete sidewalk(s) were installed at the perimeter of the property. Wood fences were noted at the left and right perimeter areas. Inspection of these was cursory only intending to identify the general condition. A concrete panel fence was installed at the back perimeter areas. Inspection of these was cursory only intending to identify the general condition. There was currently no visible provisions for drainage around the perimeter of the building. While this is not an uncommon condition, providing / maintaining proper drainage can help control localized building settlement and is generally recommended as a preventative upgrade.

FLATWORK:
The driveway was constructed of concrete. Concrete flatwork was noted and included the walks, porch(es) and patio.

AMENITIES:

A landscape watering system was installed and included automatic / timer controls. Inspection of the system was generally not included. A hot tub was installed at the property. This was beyond the scope of the inspection and was not inspected, however, it is recommended to have a qualified technician inspect the unit. Protection of the water area should be provided / maintained in order to control access for safety purposes, especially by small children.

BACK DECK

A detached deck was noted at the exterior. However, this is a detached deck element and was not inspected.

RIGHT SIDE ROOF COVER

A wood roof cover was installed at the exterior.

BACK ROOF COVER

A wood roof cover was installed at the exterior.

Observed Site Conditions:

3.1. The sidewalk was in generally good condition when inspected. Small cracks were noted in the surface that ranged from hairline to 1/4 inch, however, this is a common condition and no significant gaps or unevenness was visible. It is recommended to monitor these areas for possible gaps and/or lifting. Periodic repair may be needed to keep these areas free of tripping hazards and safe for pedestrians. While some local municipals will provide repairs to the sidewalks, it is more common for this to be the responsibility of the homeowner.

3.2. Cracks were noted in the driveway surface which were up to 1/2 inch(es) wide. While this is a common condition for concrete flatwork, repair and possible periodic maintenance of the cracks/gaps in the surface is recommended as a preventative maintenance item to eliminate possible tripping hazards.

3.3. Cracking and/or unevenness of up to 1 inch(es) was noted in varied walkway surface(s) and appeared to be primarily due to soil conditions. Repair (and probable periodic maintenance) of the flatwork is recommended to eliminate possible tripping hazards.

3.4. Astro turf was installed at the front porch and limited / prevented access for inspection .

3.5. Back Roof Cover: A significant amount of sagging was noted at the roof cover rear most framing and was related to there having no rafter ties installed. Further attention by a qualified contractor is recommended and will likely include temporarily pulling the structure back together and installing rafter tie(s) as needed. (See figure # 1)

3.6. Right Side Roof Cover: The roof cover was visible connected onto the fence. This is possibly an improper installation including its location relative to the property line and possible drainage of rain water onto the fence and/or off the property.

General Site Comments:

3.7. Provisions for proper drainage around the building is needed. Included would be collecting and distributing the roof run-off water with rain gutters, downspouts and a site drainage system. Also, where applicable, the soil adjacent to the house should be sloped so water drains away from the building and any possible gaps between the house and concrete flatwork should be periodically monitored and sealed to prevent moisture penetration. These measures will help to reduce and stabilize the moisture in the soil and should assist to reduce possible future building settling.

3.8. Trees and/or foliage were noted near the building and/or roof surface. The foliage should be kept trimmed to prevent contact with the building and will likely require periodic maintenance. Tree roots may have an impact on a building foundation, therefore, large trees should be kept at a distance from the building. No opinion was rendered pertaining to the proximity of the tree to the building except as related to issues present at the time of inspection. Refer to the sections of this report for possible comments specific to the current condition at the time of inspection. Refer to a qualified arborist for information specific to possible future impact of trees near the building.

4. Structure

The under-floor sub-area (crawl space) was observed by crawling adjacent to the perimeter foundations and beneath the locations where plumbing is installed. Our observations and opinions are limited to those areas that are accessible and visible. The scuttle access to the sub-area was located at the bedroom closet. The attic access scuttle was located at the hall ceiling and garage ceiling. Construction lumber commonly has stains that likely relate to conditions during construction. These types of stains are generally not specifically identified during the inspection unless evidence is found to indicate that it is an active or possibly active/ changing condition. Refer to the other section of this report for possible additional comments.

FOUNDATION & FLOORS:

Foundation Anchors (Bolts) were installed with the approximate spacing 6 feet where visible. These secure the wood sill plate (mud sill) to the foundation. Adjustable steel jack pier supports were generally installed to support the sub-floor framing. (See figure # 2)The general floor system included plywood sub-flooring supported by wood girders spaced at approximately 4 foot centers. Dry soil was noted in the general sub-area location(s) at the time of inspection. Providing / maintaining proper site and roof drainage is needed to maintain dry under-floor soils.

ROOF/CEILINGS & WALLS:

The walls appeared to be conventional 2X wood framing installed generally.

Observed Structure Conditions:

4.1. Concrete piers which appeared to have been added were installed without being set into concrete puddle pads and noted in four locations in the kitchen island crawl space area. This may allow seasonal movement / settling of the piers in the future. Additionally, missing nailing was visible at the beam hangers installed at the floor framing at this location. Further attention/modification is recommended by a qualified contractor. (See figures # 3, 4)

4.2. Crawl Space: A cut floor girder that was not properly supported and sagging was visible adjacent to the hall bath tub drain. This is in need of repair by a qualified contractor. (See figure # 8)

4.3. Crawl Space: Moisture damage was noted at the sub-floor / framing visible from the sub-area(s) including the master bath shower and may be related to damage left during previous repairs. Removal of the damaged wood and repair is recommended by a licensed contractor. Interested parties should refer to the pest control report for possible comments. (See figure # 7)

4.4. Crawl Space: Moisture stains were noted at the rim joist framing visible at the back perimeter locations. The source of the moisture appeared to possibly be a periodic condition related to moisture coming through the vent screens. Further attention is recommended. Interested parties should refer to the pest contorl report for possible related comments. (See figure # 5)

4.5. Crawl Space: Notable moisture stains and mineral deposits were visible at the surface of the subfloor adjacent to the master bath shower drain. The shower was tested at the time of inspection by turning on the water in a manner consistent with daily use. However, the shower was not tested by filling it with water since this type of test is generally performed during the pest control inspection. It is recommended to refer to the pest control report for possible related comments. (See figure # 6)

4.6. Master Bedroom: Unevenness was noted in the floors as detected from the interior location(s) when inspected and may be related to seasonal movement. Some degree of unevenness is common and should be expected in all houses. There was no detectable evidence of related adverse conditions, therefore it is this inspectors opinion that the condition does not impair serviceability.

General Structure Comments:

4.7. It appeared that this area has soil with expansive characteristics that may be detected in the building by seasonal movement. This may cause unevenness in the floors and/or reoccurring cracking in the walls. While the variations on seasonal movement can not be eliminated, it may be possible to be reduced by taking actions to assure a constant moisture content around the perimeter of the house. This may include site drainage to remove water run-off from the roof, shallow root vegetation when planted adjacent to the house and drip type of irrigation for plants to minimize moisture added to the soil.

4.8. Evidence of current and/or previous rodent activity was noted at the property during the inspection including the attic and crawl space. This is beyond the scope of the inspection. For further information, it is recommended to contact a licensed pest control company.

5. Insulation & Ventilation

INSULATION:
Fiberglass over cellulose loose-fill insulation was installed at the ceiling/roof and appeared to have an average depth of approximately 6 to 8 (R-22). Current local standards would generally have roof / ceiling insulation with R-values usually ranging between R-19 and R-30 (with the larger "R" value indicating more insulation). Floor insulation was generally not installed. It was common for houses until most recently to not have floor insulation. R-19 floor insulation is commonly found in current local construction. While there was insufficient access to determine or verify wall insulation when inspected, there is a good chance that it was installed. Wall insulation is commonly found in houses constructed since the mid 1970's and would be very likely in houses built in the 1980's and later. Current local standards would generally dictate insulation in the walls with the R-values usually ranging between R-11 to R-13.

INTERIOR / MECHANICAL VENTING:
Provisions for ventilation of the dryer from the laundry area was noted. Periodic cleaning of the dryer vent is recommended including at the appliance, inside the ducting and at the dampers where applicable.

STRUCTURAL VENTILATION:
Ventilation provisions for the attic(s) included perimeter eave and gable and roof mounted vents. Maintaining good attic ventilation is beneficial to reduce the attic temperatures in the summer season and to prevent water condensation in the winter season. Perimeter vents were generally installed to provide sub-area ventilation; The vent coverings should be maintained with openings no larger than 1/4 inch to prevent possible access by insects and rodents. An exhaust fan was installed to ventilate the attic, however, the unit was not connected electrically further attention is needed. Interested parties should refer to the current owner for possible related and/or historic information. (See figure # 9)

Observed Insulation / Ventilation Conditions:

5.1. Small tears / holes were noted at the right side living room sub-area vent(s).

6. Roofing

ROOFING MATERIAL:

GENERAL ROOF

The roof covering was walked upon as the means of inspection. Composition shingles were installed as the roof covering surface with a single layer(s) of roof covering(s). This type of roof is commonly placed over roof felt (an asphalt impregnated paper) and over solid roof sheathing on roof slopes of 4 in 12 and greater. The purpose of the felt is to provide a water barrier beneath the shingles. This type of roof is one of the least fragile roofing materials and requires minimal maintenance relative to other materials. Since the shingles are a manufactured product, the serviceable life varies depending on the specific shingle but generally ranges from 20 to 50 years.

FLASHING:

Locations requiring roof flashing as a means of water proofing was noted at the juncture of the roof with plumbing / mechanical vent(s) , chimney(s) , skylight(s) and upper house wall(s).

OTHER ROOFING:

Manufactured fixed acrylic skylight(s) were installed at the roof surface and visible in two place(s).

Observed Roofing Conditions:

6.1. General Roof: The composition shingle roof covering appeared to have been recently installed with wear characteristics to indicate the age being approximately new to 3 year(s).

General Roofing Comments:

6.2. General Roof: It is recommended that interested parties review pertinent building permits regarding the roof installation.

7. Exterior

WALLS / EAVES:

Stucco was installed at the general exterior wall surfaces. The material is generally installed in two or three coats and applied over metal lath and a moisture barrier. The resulting surface is approximately 7/8 inches thick and comprised of cement and sand (similar to concrete, but without the aggregate). While stucco is durable, its stiffness makes it susceptible to cracking, therefore hairline and/or small cracks are very common and can be attributed to thermal expansion / contraction as well as seasonal settling / movement in the building.

OTHER EXTERIOR COMPONENT:

Provisions for roof drainage included metal rain gutters installed at various roof eave locations with the purpose of collecting water which drains from the roof surface. Metal down spouts were installed at the exterior. These function to lead water from the roof drains to the ground and/or site drainage if applicable.

Observed Exterior Conditions:

7.1. Stains and holes were noted at the exterior wall moisture barrier and visible from the back location of the attic interior. While no evidence of current related conditions were visible with the adjacent framing when examined, the penetrations in the barrier m future ay allow moisture to contact the adjacent wood framing which could in-turn deteriorate or damage the framing. Monitor for possible changes. Further attention and preventative repair by a qualified contractor is recommended. (See figure # 10)

7.2. The stucco appeared to be in generally good/serviceable condition when inspected. While hairline cracks were noted, this is a common condition for this material. Periodically seal the stucco cracks to prevent possible moisture penetration.

7.3. The stucco exterior siding extends into the ground / soil. Current building standards dictates that the stucco end above the grade, however, this appeared to predate current standards.

7.4. Wood framing/members which were exposed to periodic / seasonal moisture was noted at the front exterior location(s). While this was intentional and included as an architectural feature/element, exposure to weather will cause premature damage to the wood. It is recommended as an upgrade to modify the installation so as to prevent and/or significantly reduce the degree of future moisture contact with the wood. This can eliminate future moisture damage, which is inevitable if left unchanged. In the event that modifications can not or will not be made, thorough and periodic caulking, sealing and painting the wood exposed to periodic moisture will assist to extend the life of the wood members.

7.5. Front Exterior: Moisture damage was noted to the exterior wood trim including the front lower trim. Removal of the damage and replacement is needed and recommended. Periodic maintenance is recommended to prevent similar future deterioration/damage. Interested parties should refer to the pest control report, when applicable, for possible comments.

7.6. Front Exterior: Deteriorated and damaged false beam end(s) / trim were noted at the front roof eave(s). Removal and replacement of the damaged members are recommended by a licensed contractor. Interested parties should refer to the pest control report, if applicable, for possible comments.

7.7. Left Garage Exterior: Damaged roof sheathing board(s) were noted at the left-front roof eave(s). Removal and replacement of the damaged members are recommended by a licensed contractor. Interested parties should refer to the pest control report, if applicable, for possible comments.

General Exterior Comments:

7.8. Limited access of the exterior was noted including the front location(s) and was due to foliage. No opinion has been rendered pertaining to the areas not accessible / examined.

7.9. The exterior appeared to have been recently re-painted including the walls / trim. This may have concealed conditions that would otherwise be noted in this report.

8. Doors & Windows

DOORS:
A vinyl sliding glass door with dual pane (insulated) glazing was installed at the back exterior. The interior passage doors were generally wood. Sliding closet doors were installed at the interior. Hinged closet doors were installed. The garage had a single sectional metal door(s) installed for automobile access and had counter balance coil springs installed when inspected. A metal door was installed at the side garage exterior.

WINDOWS:
Vinyl framed fixed windows were installed at various exterior wall locations. Vinyl framed sliding windows were installed at the general exterior wall locations. Double pane glass was installed generally at the windows.

Observed Doors/Windows Conditions:

8.1. The overhead garage door was not opened / tested because it was blocked with storage at the time of inspection.

8.2. Entry: The closet door did not latch when tested.

General Doors/Windows Comments:

8.3. Windows were noted which appeared to have been installed since the original construction. These were examined for evidence of current conditions. No opinion was rendered regarding whether the installation was consistent with the window manufacturers installation instruction / specifications. For this type of information, refer to the manufacturer's representative and/or possible pertinent building permit. Since the windows may not have been flashed / interwoven into the wall moisture barrier, periodic resealing between the windows and siding / trim will likely be required to prevent future leakage.

9. Garage / Parking

Severely limited access for inspection of the general areas of the attached garage interior was noted because of personal storage; no opinion was rendered for the areas which were not visible when inspected. (See figure # 11)

FIRE RESISTIVE CONSTRUCTION:

Fire resistive drywall and taping was installed at the wall(s) and ceiling areas common between the garage and house / interior. The purpose of the firewall is to provide a construction type that has been tested to be fire resistive and therefore should be kept intact for safety purposes. A door was located at the firewall between the house and garage; Interested parties should refer to the door section for related comments.

OTHER GARAGE / PARKING:

Concrete was installed at the floor of the garage. An automatic garage door opener appliance was installed at the auto access door(s) with a single unit noted. An electronic sensor was installed adjacent to the doorjambs as a safety device and is designed to stop the door if an object passes beneath the door while in operation.

Observed Garage / Parking Conditions:

9.1. The firewall separation between the garage and house was partially incomplete because of holes and/or wood access panel in/at the drywall surface and was visible at the ceiling. While these appeared to be minor breaches, repair is needed to provide/maintain the fire resistive assembly.

General Garage / Parking Comments:

9.2. The garage door opener appliance was not tested at the time of inspection because the storage items blocked the door operation. It should tested periodically and prior to close of escrow. The unit should generally be adjusted to stop/reverse the door operation when met with minimal (approximately 10 pounds) resistance and is included as a safety device.

9.3. Significant storage on the garage floor and limited access for inspection. No opinion was rendered regarding the areas not visible to examine.

10. Interior

GENERAL:

Carpeting was installed at the varied finish flooring. Ceramic tile finish flooring was installed at the hall bathroom and master bathroom location(s). Laminate ("Pergo" style) material was installed at the varied finish flooring. The walls and ceiling surfaces appeared to be generally drywall.

KITCHEN

Stone counters and wood cabinets were installed at the kitchen. A stainless steel sink was installed in the kitchen counter. A combination gas with electric ignition stove/oven appliance was installed. An exhaust hood was installed at the stove top area. While generally no opinion is rendered pertaining to the units filters, periodic cleaning and/or replacement is needed / recommended. A built-in electric oven was installed. A garbage disposal unit was noted at the sink with an electrical manual disconnect (usually a utility cord) installed. A dishwasher was located in the kitchen and had a manual electrical disconnect installed. A built-in microwave oven appliance was installed. This unit was inspected visually only and not tested for its effectiveness in heating and it is therefore recommended that interested parties personally test the unit.

BATHROOM(S):

HALL BATH

A fan was installed to provide ventilation. A cultured marble counter and wood vanity was installed. A bath tub/shower unit was installed. Ceramic tile was installed at the tub/shower walls. Shower enclosure door(s) were installed at the shower. Evidence, which appeared to indicate safety glazing, was noted at the glass. The enclosure should be periodically caulked / maintained to prevent water from leaking through the joints and causing damage to adjacent materials.

MASTER BATH

A fan was installed to provide ventilation. A cultured marble counter and wood vanity was installed. A stall shower was installed. Ceramic tile was installed at the shower walls. Shower enclosure door(s) were installed at the shower. Evidence, which appeared to indicate safety glazing, was noted at the glass. The enclosure should be periodically caulked / maintained to prevent water from leaking through the joints and causing damage to adjacent materials.

OTHER INTERIOR:

Smoke alarms were noted at varied bedrooms and hallway(s) adjacent to the bedrooms when inspected. These should be periodically tested and maintained in working order. A carbon monoxide detector(s) was installed at the interior near the bedroom(s) at the time of inspection. Maintaining the device in working condition is recommended for safety reasons. Placement of these are required to be outside of sleeping areas (generally hallways) and should be consistent with the detector manufacturers installation instruction.

Observed Interior Conditions:

10.1. Back Left Bedroom: NO operable smoke detectors were installed when inspected. It is recommended to add smoke detectors to the interior at each bedroom and at the hallway adjacent to the bedroom areas as a SAFETY measure. It is recommended to have a fire extinguisher accessible at the interior of the house as a safety upgrade measure.

10.2. Kitchen: A moderate degree of buckling was noted in the laminate ("Pergo" style) flooring / joints when examined. The cause was not determined, however, may include the original installation or past moisture. For more information, interested parties should refer to the current owner regarding historical information and/or the flooring manufacturer.

General Interior Comments:

10.3. Determination of the type of smoke alarms / detectors was beyond the scope of the inspection and was not made. However, most smoke alarms/detectors installed (possibly as high as 95%) are using "ionization" rather than "photoelectric" technology. Testing of the two different type of devices by advocate groups have illustrated that "photoelectric" detectors / alarms perform far superior to the "ionization" devices during "real world" conditions including the response time to detect smoke and the reduction of false alarms. It is recommended that interested parties identify the type of detector/alarm installed and replace it or add smoke alarms that are photoelectric technology devices.

10.4. Water is the most destructive element in any home and can cause damage to the building components including finished surfaces, framing, and cabinets to name a few. Additionally, water / moisture can cause molds and mildews which can have health effects. Care needs to be taken to maintain the buildings components to keep water away from areas not intended to be wet. Leaks should be repaired as soon as they occur. Periodic maintenance (exterior and interior) is very important and should include looking for and sealing areas that can allow moisture intrusion.

10.5. An acoustic spray texture was installed at the ceilings noted in various rooms. While it was not determined when the ceiling texture was applied, acoustic spray texture that was installed prior to 1978 / 1979 may contain a small percentage of asbestos (commonly 3 to 5 percent in concentration). Determination of asbestos is beyond the scope of this inspection, therefore, if further inspection is desired it is recommended to contact a licensed asbestos contractor.

10.6. Hall Bath: Replacement of the existing non-safety glass doors with safety glass at the shower enclosure is recommended as a safety upgrade.

11. Indoor Environment

All pre-1978 buildings have a possibility of containing lead. Identification or determination of the presence of lead is beyond the scope of our inspection. Testing for lead-paint is not mandatory, however, according to EPA regulations that went into effect in 1996, buyers of property do have the right to obtain professional testing for possible lead-paint. There has been a great deal of publicity regarding the existence of toxic and non-toxic mold in homes. Looking for mold was NOT within the scope of this inspection. Moisture is conducive to mold growth but moisture stains were not visible at the building interior. The following has been included for informational purposes; Molds are simple, microscopic organisms whose purpose in the ecosystem is to break down dead materials and can be found on plants, dry leaves, and just about every other organic material. Some molds are useful and a small number of molds are known to be toxic when ingested and/or may cause negative health effects, such as asthma or allergic reactions, when their reproductive spores are inhaled. Most of the mold found indoors comes from outdoors as the spores float in on the air currents and find a suitable spot to grow. Molds need 3 things to thrive: moisture, food and a surface to grow on. Molds are present and can be seen in most houses with the bathrooms being the most common location. Controlling moisture leakage in and around the building is critically important in controlling possible mold growth. While only a small percentage of molds are categorized as toxic, it is not possible to visually determine these. Testing would be needed to determine if the visible molds are types considered to be toxic. Testing involves collection of samples followed by analysis in a lab. Interested parties should call our office if you desire further evaluation / information. The following internet site may be helpful to obtain further information: http://www. epa. gov/mold/table2. html

12. Plumbing

Insulation was noted at varied water piping when inspected. While this is an upgrade, it limits visual access for inspection. (See figure # 12)

GAS SUPPLY:

Iron piping was installed and servicing the building fuel/gas distribution.

WATER SUPPLY:

The water source for the building appeared to be supplied by the local municipal service. Copper water supply piping was added in the building. Galvanized coated iron water supply piping was generally installed in the building. Water pressure testing was not performed at the time of inspection. During the course of the inspection, the water was run (unless the service was shut-off) for the purpose of detecting leakage in the supply and drain/waste system. This was generally a visual inspection of the system and was not intended to be a technically exhaustive evaluation. The building/systems age is taken into consideration when tested / examined. No comment regarding low water flow or discoloration has been made unless it appeared to the inspector to be uncommonly low or discolored; Since these are a subjective determination, it is strongly recommended that interested parties run the water in the house and make their own determination as to the water flow or discoloration. Angle stops (the valves located in the cabinet below or adjacent to a faucet) and service valves are inspected for current leakage but are not tested or operated during the course of inspection. The valves are installed as a service device and are infrequently operated, therefore, care should be taken when they are used since they may be stiff or inoperable and may begin to leak once turned.

Observed Plumbing Conditions:

12.1. An aluminum gas connector was noted adjacent to the unit. The original installation of this connector appeared to predate current standards allowing copper at this line. Replacement with a currently rated gas connector is recommended as a preventive measure.

12.2. Brass couplings, which total length was less than six inches, was noted at the juncture where copper and galvanized steel pipes join. While current standards would require a six inch separation between the copper and galvanized steel to inhibit electrolysis. The installation appeared to have been installed since the current standards. Modification is recommended.

12.3. Attic: A union were installed in the gas piping located in the "enclosed" crawlspace area of the building. Current construction standards generally prohibit unions or service valves from being installed in enclosed areas except when installed adjacent to and servicing an appliance (furnace, etc.). Consideration to removal of the Attic is suggested as a preventative measure.

12.4. Crawl Space: Corrosion and no evidence of current leakage visible at the plumbing piping, visible at the varied location(s). This may be related to or an indication of the system aging and may require future attention and/or replacement. Interested parties should refer to a licensed plumber for repair and/or further information regarding the serviceable life of the water supply. (See figure # 15)

12.5. Crawl Space: Improper plumbing supply piping was visible at of the front area and included appliance connector pipes. Building standards generally require plumbing supply piping to be of the material that is specifically approved (copper and galvanized steel generally) when located within the perimeter of the foundation. Removal and replacement of the appliance connector is recommended. (See figure # 13)

Observed Plumbing Conditions: (continued)

12.6. Crawl Space: The drain /waste piping appeared to have an unrated coupling / connection and visible at the hall bath tub location. While it appeared to be functional when examined, it may not have as long of a serviceable life as a rated / standard installation. Additionally, the couplings generally need (required by the manufacturer) a nearby pipe support on each side of it. For further inspection, interested parties should refer to a licensed plumbing contractor. (See figure # 16)

12.7. Crawl Space: Was installed in an improper orientation at the kitchen area drain(s) when examined. Clogging of the drain may occur easier than with a correct/standard drain installation. Further attention by a qualified plumbing contractor is recommended. (See figure # 14)

12.8. Hall Bath: The drain stop lever at the sink was not operable when tested. This appeared to be in need of minor repair.

12.9. Hall Bath: Water flows from the tub spout when the tub faucet shower head diverter activated / tested and is in need of attention.

12.10. Kitchen: A non-rated tee drain was installed and visible at the sink area. Removal and repair by a licensed plumber is recommended.

12.11. Master Bath: A non-rated flexible and ribbed drain assembly was installed and visible at the bathroom sink area. Drains should have a smooth interior surface and be of a durable material. Removal and repair by a licensed plumber is recommended.

13. Electrical

SERVICE / PANELS & DISCONNECTS

The electrical service to the building was located /installed as an underground "service lateral". The service entry provided by the local utility was 3 wire - 110/220 volts. The service conductors were not visible when inspected. The primary grounding source for the electrical system appeared to be not visible and not verified when examined. The method or type of wiring installed was generally grounded non-metallic sheathed cable where visible.

GARAGE SUB-PANEL

An electrical sub-panel was installed. Over current protection at the branch circuits was provided by circuit breakers.

A/C DISCONNECT

The installed distribution wiring servicing the 110 and 220 (120/240) volt circuit(s) appeared to be generally copper where visible. An electrical disconnect panel was installed at the right and was servicing the nearby air-conditioning equipment.

MAIN ELECTRICAL PANEL

The size / amp capacity of the main electrical panel was not visible with undetermined over current protection device(s) installed. The ratings were determined by markings on the panel and/or disconnect.

GFCI PROTECTION

GFCI's (Ground Fault Circuit Interrupt) are safety devices intended to protect locations that have the potential getting wet. The test buttons, located on the device(s) should be tested monthly by depressing to verify proper operation and then reset. GFCI Protected Locations include -- Master Bathroom -- Hall Bathroom

GFCI TEST/RESET LOCATIONS INCLUDE:

-- Master Bathroom -- Hall Bathroom

Observed Electrical Conditions:

13.1. A/C Disconnect: The electrical dead front face plate was removed for inspection, however, access was limited because of personal storage items.

13.2. Garage Interior: Unprotected wiring located at a finished surfaces was noted and visible at the walls and/or ceiling. Building standards would generally require surface wiring to be protected when on a finished wall surface or if the wiring is located within 7 feet (8 feet in some municipalities) of the garage floor at an unfinished wall location.

13.3. Hall Bath: The GFCI circuit servicing this location did not operate or operate properly when tested. This is a safety device and should disconnect the electrical when the test button is depressed. Further inspection / replacement of the GFCI is recommended by a licensed electrical contractor.

13.4. Main Electrical Panel: The main electrical was not accessible for inspection because of obstructions and no opinion was rendered regarding it's condition. Access to the panel should be maintained and the panel remain unlocked. Inspection of this panel is recommended once access is provided. An additional fee will be charged for a return trip to the property - please contact our office to coordinate a time. (See figure # 17)

General Electrical Comments:

13.5. While electrical outlet(s) were noted that appeared to have been installed prior to current standards requiring GFCI protected circuits in wet locations, the addition of a GFCI, outlet or circuit breaker, is recommended as a safety upgrade. This should be relatively inexpensive and would significantly increase the degree of safety while using electrical appliances. It is recommended to refer to a licensed electrical contractor for additional information and pricing.

13.6. The electrical system grounding may have been provided, however, it was not / could not be verified when examined. Verification of the ground is recommended and will likely be located adjacent to the main water supply, main electrical panel or possibly at the garage interior.

13.7. Crawl Space: Dielectric unions were installed at the plumbing supply piping system to connect the dissimilar copper and galvanized steel piping. While this is a proper plumbing connection for these two metals, this installation may have caused the electrical bonding and/or grounding to become discontinuous. Verifying proper grounding / bonding and/or modifying the installation is recommended to maintain/provide a safe installation. One means of providing continuous bonding/grounding is to install ground clamps and a conductor to jumper across the dielectric union. Another would be to replace the dielectric union with a 6 inch minimum length brass nipple, however, all municipalities building officials do not accept this installation. (See figure # 18)

13.8. Garage Sub-panel: Evidence was noted when the electrical panel was examined to indicate that it may have been changed since the original construction. Review of pertinent permits regarding possible changes by interested parties is recommended.

13.9. Garage Sub-panel: The electrical panel was not accessible for inspection because of shelves and personal storage items and no opinion was rendered regarding it's condition. Access to the panel should be maintained and the panel remain unlocked. Inspection of this panel is recommended once access is provided. An additional fee will be charged for a return trip to the property. (See figure # 19)

13.10. A/C Disconnect: Evidence was noted when the electrical panel was examined to indicate that it may have been added since the original construction. Review of pertinent permits regarding possible changes by interested parties is recommended.

13.11. Hot Tub Sub-panel: The electrical panel was not accessible for inspection because of personal storage items and no opinion was rendered regarding it's condition. Access to the panel should be maintained and the panel remain unlocked. Inspection of this panel is recommended once access is provided. An additional fee will be charged for a return trip to the property.

14. Mechanical

WATER HEATER:

A (undetermined type of) gas fired water heater was installed and had a rating of undetermined BTU's (British Thermal Units). A thermostat was installed at the unit that will control the water temperature by cycling the burner on/off. The higher the temperature setting, the hotter the water and higher the energy consumed. Inversely, the lower the temperature is kept, the more economical the unit will be to operate. The temperature setting is ultimately a personal choice and will likely require some experimenting, however, care should be taken to not set the temperature so hot as to be unsafe. The tanks approximate age was not visible to determine and the capacity was not visible. A T&P (temperature and pressure relief) valve was installed at the tank and a discharge pipe was not proper, see below. A double (type-B) and single wall vent flue was noted above the tank. A draft diverter (hood) was installed. The draft hood is located on top of the tank above the units vent opening and has the flue connected to it with the purpose of providing/maintaining proper venting. It was located in the garage and installed 18 inches or more above the garage floor. This is consistent with current standards which dictate the burner assemblies of the unit be located at least 18 inches above the floor, when located in a garage, and is a safety item. Seismic bracing of the water heater was installed.

HEATING / COOLING:

A standard efficiency natural gas fired forced-air furnace was installed and had an input rating of 60,000 BTU's (British Thermal Units). Evaluation regarding equipment appropriate sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. It was located in the garage and installed 18 inches or more above the garage floor. This is consistent with current standards which dictate the burner assemblies of the unit be located at least 18 inches above the floor, when located in a garage, and is a safety item. The age of the unit was not visible to determine. A standard thermostat was installed at the building interior to control the units operation. The air-filter was high efficiency disposable. While it is important to keep the air-filter clean, the frequency for cleaning and/or replacement will vary depending on personal use and local conditions. It is a good idea to check the filters monthly until a maintenance pattern is established. The ignition source to light the units burners was a electric ignition . The metal heat exchanger, installed as part of the furnace assembly, transfers heat through the metal while isolating the products of combustion (gases) from mixing with the house air flowing on the opposite side the heated surface. A blower fan was installed to circulate the house air through the furnace heat exchanger to be heated and then to the house interior. A double (type-B) and single wall vent flue was installed at and services the furnace. Central air-condition was installed as part of the forced-air HVAC (heating, ventilating, air-conditioning) system. Evaluation of the equipment was regarding operation and condition and not equipment sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. A condenser unit was installed at the exterior and located at the right side. An air-handler unit was installed adjacent to the furnace/heater unit and contains evaporator coils where cold refrigerant flows through and warm (unconditioned) air blows across to be cooled. Provisions for drainage of the condensation water, which collects during operation, was noted. Refrigerant lines were visible and function to connect between the condenser unit and evaporative coils. Refrigerant flows through the closed loop system with "cold" refrigerant sent to the air-handlers evaporative coils and "warm" refrigerant returned to the condenser to be recooled. Commonly these are identifiable by the cold supply lines being insulated and the return lines not. HVAC supply-air ducting was installed to distribute conditioned air from the supply plenum of the furnace to the boots (registers at the interior). Fiberglass duct insulation was generally installed and was wrapped at the exterior surfaces. The supply boots (registers) were generally possible asbestos. (See figure # 20)

Observed Mechanical Conditions:

14.1. The TP (temperature and pressure relief) valve drain was an improper material and/or assembly. TP valves are required to have a drain line (pipe) that ends within 6 to 24 inches of the floor when located in a garage or drained to the exterior when the tank is located in an interior space. In addition, the TP valve drain pipe should be a minimum of 3/4 inch piping and of a material approved for fresh water supply piping (galvanized, copper) and should generally drain downward only. Repair is recommended to maintain safe operation.

14.2. The double wall, type B water heater flue vent was installed with insufficient clearances to combustible materials including the roof sheathing. This condition is in need of modification / repair to provide safe operation and should include minimum clearances of one (1) inch for type B, six (6) inches for single wall rated vents and eighteen (18) inches for non-rated vents. It is recommended to have a qualified contractor repair/modify as needed. (See figure # 21)

14.3. The furnace was visually examined at the time of inspection. Because of the nature of the units design, no access of the exchanger was noted. The unit was fire tested by modifying the temperature setting at the thermostat and appeared to be in generally serviceable condition at the time of inspection except/unless as otherwise noted.

14.4. The air-conditioner was tested by modifying the thermostat setting and appeared functional when tested.

General Mechanical Comments:

14.5. An insulation blanket was placed around the water heater tank for insulation purposes at the time of inspection. Limited and/or no visual access of the tank was noted because of the blanket.

15. Chimney(s) & Fireplace(s)

LIVING ROOM

The chimney was constructed of brick masonry and the flue was lined when inspected. Inspection of the interior of the chimney was performed only to the extent access would allow related to height and without disassembly of any applicable spark arrestors or caps. Interested parties should refer to a chimney specialist for this type of further examination. A mortar chimney cap/crown was installed at the top of the chimney for the purpose of shedding water and a spark arrestor and rain cap was installed at the chimney when inspected. The fireplace firebox was constructed of metal where visible. The firebox is the area in which wood fuel is burned and is visible from the interior. It functions to direct smoke upward, reflect heat to the interior room, and to protect the structural chimney brick from the intense heat. A metal damper was installed at the unit and visible at the upper firebox area. The (outer) hearth at the fireplace was constructed of brick and functions to provide / maintain a fire resistant surface near the fireplace opening.

Observed Chimney/Fireplace Conditions:

15.1. Living Room: The chimney was tested when inspected from the roof level and no evidence of detectable movement was noted. Therefore, it was this inspector's opinion that the unit was serviceable relative to previous earthquake type of movement at the time of inspection.

15.2. Living Room: Reduced access to examine the fireplace firebox was noted because of the heat shield.

16. End

17. Photographs

Figure 1(# 3380)

Figure 2(# 3402)

Figure 3(# 3405)

Figure 4(# 3408)

Figure 5(# 3403)

Figure 6(# 3397)

Figure 7(# 3416)

Figure 8(# 3395)

Figure 9(# 3388)

Figure 10(# 3390)

Figure 11(# 3381)

Figure 12(# 3398)

Figure 13(# 3401)

Figure 14(# 3409)

Figure 15(# 3414)

Figure 16(# 3394)

Figure 17(# 3379)

Figure 18(# 3418)

Figure 19(# 3382)

Figure 20(# 3387)

Figure 21(# 3383)

PLEASE READ CAREFULLY

AGREEMENT FOR HOME INSPECTION SERVICES

1. As requested by **Kathy Booth** (hereafter called client), WellHouse Corporation (hereafter called WellHouse) has performed a visual home inspection of **344 Greenpark Way**, **San Jose**, CA, on **7/13/2016** for a service fee in the amount of **$425** at the time. WellHouse 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 and is limited to visual observations of apparent conditions which were existing at the time of the 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 which 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	* Materials of Construction	* Crawlspace/basement	* Insulation
* Electrical	* Attic	* Fireplace(s)	* Appliances
* Plumbing	* Central Air Conditioning	* Driveway/walkways	* Exterior

Window operation and electrical outlets, switches, and fixtures are checked by random sampling. Garage doors and garbage disposers are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked. Thermostats and timers are not checked for accuracy. Air conditioners are checked for equipment operation only. Inspection of underground piping including water supply and sewer was not performed. Inspection of termite or rodent activity was not performed.

2. The inspection and report will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). The inspection and report are performed and prepared for the client. WellHouse accepts no responsibility for misinterpretation by third parties.

3. Items and systems NOT INCLUDED in the inspection are as follows:

* service utilities	* playground equipment	* pools/pool equipment	* sidewalks
* wells/springs	* tennis courts	* detached buildings	* elevators
* solar systems	* security systems	* recreational appliances	* septic tanks
* personal property	* cosmetic items	* drainfields / cesspools	* water softeners
* sprinkler system	* central vacuum	* sump pumps	* fences
* low voltage systems	* areas not visible	* doorbells	* outdoor kitchens
* special equipment	* Rodents/animals		

4. The inspection/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, RADON GAS, 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 for the above is desired.

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

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

8. WellHouse will not be held liable for any claims without reasonable notification and opportunity to reinspect the condition(s) in dispute prior to any change or modification to the said condition(s).

   The client is immediately to put in writing to WellHouse problems with the service. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving any disputes.

   Any controversy or claim arising out of or related to this contract, or any breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon award rendered by the arbitrators may be entered in any court having jurisdiction. Disputes settled without favor to the client will mandate a payment of reinspection time, fees and arbitration costs.

9. Payment is due upon completion of the on-site inspection unless arrangements for escrow billing were made prior to the inspection. There will be a $50. 00 charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments will paid by the purchaser of the service. Any fee not paid within 30 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 an approval basis

   This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.