



Property Inspection Service

PROFESSIONAL BUILDING INSPECTION

1120 Pomeroy Avenue, Santa Clara



Inspection date:

September 14, 2020

Inspected for:

Michelle Parker
C/o Diane O'Hearn
Monitor Realty

Inspected by:

Alex Abreu

Dear Client,

At your request, this report about your residence or potential residence has been prepared. While it is prepared exclusively for you, you may share it as you please. We do not and will not discuss the details of this report with others without your permission.

The purpose of this inspection is to identify and disclose visually observable conditions and deficiencies of the inspected systems and items at the time of the inspection only. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is not a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the date of original construction as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's subjective opinion of their condition, in such cases; it is our intent to remain neutral and unbiased. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

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

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

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Property Inspection Service is neither a guarantor nor insurer.

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

Sincerely,

Property Inspection Service

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DESCRIPTION OF TERMS

A system or component is serviceable when it serves its intended purpose and shows no unusual signs of deterioration.

A minor condition exists at a system or component when, in the inspector's opinion, the deterioration and/or inadequate functionality of the item has advanced to a point of service that the item should be considered for improvement during routine homeowner maintenance. In some cases, minor conditions will simply be noted for you to monitor or be aware of, and in other cases it will be suggested that the minor condition be corrected.

When an unserviceable or severe condition is present at a system or component, it will be recommended that the condition be observed by a licensed contractor or qualified professional of the trade for further consultation and possible recommendation for corrective work.

DISCLOSURES

This is primarily a visual inspection. It is not our intention to underline and/or number every item of possible repair. The inspection does not include the examination of concealed items within the walls, under concrete slabs or concealed vapor barriers, behind stucco, below shower floors, below balconies and/or decks, and any other location or item that is visually inaccessible.

Our inspection does not include the examination or disclosure of termites, pest infestations, dry rot, fungus or mold. We do not perform water quality and or water analysis testing. Please contact a qualified professional for inspection or analysis of these items.

Our inspection does not include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, urea-formaldehyde, asbestos, radon or lead paint. The identification of these items requires specialized skills that we do not have, therefore, if you wish to have any of these materials identified, please consult a qualified professional.

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

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

PLEASE READ THE ENTIRE REPORT

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

Name _____ **Date** _____

DESCRIPTION

The condominium was built in 1967, was inspected during dry weather conditions, and was staged.

PROPERTY SITE

1. CURBS & GUTTERS

The concrete curb and gutter adjacent to the street is in serviceable condition. There are minor cracks in the curb and gutter, however, they do not appear to compromise its serviceability, therefore, repair is not suggested at this time.

2. SIDEWALK

The concrete sidewalk appears to be in serviceable condition. There are minor cracks at the sidewalk, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not required at this time.

3. DRIVEWAY

The concrete driveway is in serviceable condition. There are minor cracks at the driveway, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not required at this time.

4. FENCE

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

5. SITE DRAINAGE

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

BUILDING EXTERIOR

6. SIDING

The wood and brick/stone exterior coverings of the building are in serviceable condition.

There is vegetation growing on or within 6 inches of the structure at the front and right walls. It is suggested that the condition be corrected.

The proximity of a tree at the front and right walls could cause foundation issues, damage to the exterior of the building, and/or disrupt water supply or waste pipes. It is suggested that the condition be corrected.

7. PATIO & PORCH

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

The concrete patio at the rear of the building **SHOULD BE SERVICED** because the wood divider strips serving the patio show evidence of deterioration. This condition presents a hazard to foot traffic. It is suggested that the patio condition be corrected.

There is evidence of also minor cracks at the patio, however, this condition does not appear to compromise its serviceability, therefore, corrective work is not suggested at this time.

8. WALKS

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

9. WINDOWS

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

10. EXTERIOR DOORS

THE FOLLOWING DOOR CONDITION WOULD SUGGEST CORRECTION:

A. The carport closet doors rub on the jambs.

It is suggested that the door condition be corrected.

ROOF

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

11. ROOF MATERIAL

The roof covering and related flashing for this property may be inspected and repaired on a regular basis by a homeowners' association. When this is the case, the costs for this work may be included in the monthly homeowners' association fees. Please confirm with the property owner if this situation exists.

12. DOWNSPOUTS

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

13. CHIMNEY SPARK ARRESTOR

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

14. CHIMNEY

Based on the method of inspection that we perform, the chimney at the house appears to be in serviceable condition with no signs of unusual or excessive deterioration. Since it is possible for a more aggressive method of inspection to identify and even create a break in the chimney, no comment can be given as to the condition of the chimney after subsequent or multiple inspections are performed. This inspection report in no way guarantees the present structural strength of this chimney and Property Inspection Service assumes no liability for the future stability of this chimney.

BUILDING INTERIOR

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage or furniture are not included in this inspection.

15. ROOMS

The condition of the walls and the ceilings within the building do not reflect any signs of unusual or excessive settlement or structural failure.

The door at the entry closet does not latch. It is suggested that the condition be corrected.

16. FIREPLACE

The fireplace appears to be in serviceable condition with no signs of unusual or excessive deterioration. There is evidence of minor cracks at the firebrick lining of the firebox, however, this condition does not appear to compromise the serviceability of the fireplace.

The fireplace is equipped with an ornamental gas log. It should be noted that this gas log is not designed for burning wood or other combustible materials.

The "damper clamp" is not installed on the gas fireplace. This is now a standard safety feature to minimize the possibility of exhaust gases entering the structure. It is suggested that the condition be corrected.

There is evidence of excessive buildup of creosote. This suggests that it would be appropriate that the chimney be cleaned as a part of routine maintenance and to permit a more complete inspection of the chimney lining.

17. SMOKE DETECTOR

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

18. CARBON MONOXIDE DETECTOR

A carbon monoxide detector is present. This unit should be checked monthly for proper operation.

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

KITCHEN APPLIANCES

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliances. This type of insurance is usually available through a "home warranty protection plan". It is suggested that all of the appliances be re-checked for adequate operation during the final walkthrough prior to the close of escrow.

19. KITCHEN APPLIANCES

The following kitchen appliances responded to our operational test:

- The automatic dishwasher.
- The garbage disposal.
- The microwave oven.
- The stovetop burners.
- The oven.
- The range hood.

The dishwasher drain line is equipped with a code required air gap fitting to prevent the back up of drain water with an accidental stoppage of the sink drain.

CARPORT

20. CARPORT STRUCTURE

Inspection at the carport reveals that the carport is in serviceable condition with no signs of unusual deterioration or structural failure. There is evidence of minor floor cracks, however, this condition does not appear to compromise the serviceability of the carport.

There is evidence of water staining at the carport ceiling. This condition appears to be the result of a previous leak, however, no evidence of current leakage could be found. It is suggested that repair of the previous leak be confirmed with the property owner.

ELECTRICAL

Inspection of the electrical system does not include electrical components concealed behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

21. MAIN PANEL

Information regarding the shut-off for the electricity should be obtained from the homeowners' association, and access to all appropriate areas and shut-off valves should be confirmed.

22. SUB PANEL

This property is also equipped with a sub panel at the carport closet.

23. DRYER

The house is equipped with a 240 volt outlet at the laundry room to accommodate the installation of an electric clothes dryer. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

The gas and/or electrical clothes dryer was not visible at the time of this inspection, therefore it is unknown if the appliance in place is gas or electric.

24. CIRCUIT WIRING

The branch circuit wiring uses copper and aluminum conductors (wire). The branch circuit wiring method uses nonmetallic sheathed cable wiring. The electrical system **SHOULD BE SERVICED** to correct the following non-code complying conditions:

- A. The accessible aluminum connectors inside the electrical sub panel is lacking anti-oxidant paste.
- B. The exterior outlet covers should be upgraded to an approved weatherproof bubble cover.

C. The duplex outlets at the rear master bedroom wall (SEE PHOTO), patio, and dining area are not grounded, therefore, do not provide adequate user protection for appliances using a three-prong plug. It is recommended that a competent electrical contractor be consulted for recommendations and corrective work. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.



25. GROUND FAULT PROTECTION

The electrical system appears to be equipped with ground fault circuit interrupters at the bathroom and kitchen. A GFCI is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault. These outlets should be tested monthly to insure proper operation for maximum safety protection.

PLUMBING

Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include sprinkler systems, portions of the plumbing concealed by finishes and/or storage (below sinks, etc.).

26. WATER PIPING

The domestic water piping is copper, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable. There is evidence of minor corrosion at the water piping at the pressure relief valve at the water heater. This condition does not appear to compromise the serviceability of the piping at this time. (SEE PHOTO)



Information regarding the shut-off for the water supply should be obtained from the homeowners' association, and access to all appropriate areas and shut-off valves should be confirmed.

27. DRAINAGE PIPING

The drainage piping within the property is ABS plastic, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration.

The drain stopper serving the hallway bathroom sink is inoperable. It is suggested that the condition be corrected.

28. WATER HEATER

The domestic hot water is furnished by a tankless gas water heater. The unit is equipped with the following items:

- A temperature/pressure relief valve to protect the system from failure because of excessive temperature or pressure.
- An approved type gas valve to provide convenient gas shut-off.
- An adequate flue to handle flue gases.
- Sufficient combustion air ventilation to serve the burners of the water heater.

The power serving the water heater was turned off at the time of this inspection, therefore, complete system operation could not be confirmed.

29. GAS PIPING

Information regarding the shut-off for the gas supply should be obtained from the homeowners' association, and access to all appropriate areas and shut-off valves should be confirmed.

HEATING SYSTEM

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

30. SYSTEM

The gas radiant heating is beyond the scope of our ability for adequate inspection. This type of equipment is very technical in nature, therefore, we suggest that a competent specialist be consulted for system evaluation.

ATTIC

The design of this unit does not incorporate the use of an attic space.

FOUNDATION & CRAWL SPACE

Our foundation inspection does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement.

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

GENERAL COMMENTS

The following items are not included in this report:

- A. The irrigation system.
- B. The water softener equipment.