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Property Inspection Report

442 Gosser Street, Milpitas, CA 95035



Ordered by: _____

Jeffrey Lee
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San Jose CA 95126

Inspected by: _____

William Chase
November 12, 2008
Report No. 128303

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality one story single family residence. Approximately 48 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Roofing

1. Repairs to the roofing are recommended. Damaged, loose or missing roofing material should be repaired or replaced as needed. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. All deteriorated, damaged, missing or rusted out roof vent caps should be replaced.
3. Damaged gutters at the front should be repaired or replaced as necessary. (See Picture 1)

Exterior

4. The grading at the rear wall should be improved to promote the flow of water away from the structure. The ground should slope away from the structure to allow for adequate drainage. Ideally, at least 8 (eight) inches of clearance should be maintained between the soil levels and the top of the foundation walls. (See Picture 2)
5. The wood fencing at various areas of the property is in need of repairs.
6. The door between the garage and the interior of the house should be fitted with an automatic closer mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 6B)

Electrical

7. Exposed electrical connections or open junction box(s) in the garage should be improved. All electrical connections should be made inside approved junction boxes fitted with cover plates. (See Picture 4)
8. Ungrounded 3-prong outlets at the garage should be improved. A grounded cable could be strung to these outlets, a separate ground wire could be connected or the original 2-prong outlets could be reinstalled. If applicable some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. Based upon our inspection of a representative number of outlets we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
9. The damaged/cracked outlet cover plates at the kitchen should be replaced. (See Picture 6)
10. The missing outlet cover plates under the kitchen sink should be replaced.

11. Ungrounded 3-prong interior outlets at the kitchen should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)
12. Ungrounded 3-prong interior outlets at the hall bathroom and master bathroom should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)
13. One or more of the lights in the hall bathroom and master bathroom are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb(s) is not blown or the lights switched off, the circuit should be investigated and improved as necessary.
14. Ungrounded 3-prong interior outlets at the rear study, dining room, living room and kitchen knook should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)
15. The lighting fixture in the dining room, kitchen, living room and bedroom have been removed and wires are exposed. We recommend the fixture be reinstalled or the wire properly covered.

Heating System

16. The heating system air filter is dirty. We recommend it be serviced or replaced.

Insulation/Ventilation

17. Disconnected, missing and/or loose attic exhaust vent pipes for the bathroom, laundry and/or kitchen should be improved to exhaust to the exterior. (Illustration 6B) (See Picture 7)

Plumbing

18. At the time of our inspection we could not locate an accessible main water shut-off valve near the structure. Possibly covered by vegetation or owner storage, we recommend consultation with the owner to locate the valve or an accessible valve near the structure installed if necessary.
19. The water heater tank has been strapped in an improper manner and/or materials. We recommend the restraint be improved as per state codes. Specifically California state code is as follows.
 1. All water heaters gas or electric must be strapped.
 2. Up to 52 gallons two straps are required, one in upper one-third and one in the lower one-third of the fixture. 52 gallons and above require three, one in upper one-third, one in middle and one in lower one-third.
 3. Straps may consist of either metal bands/tape (at least 24 gauge) or half-inch diameter metal conduit.
 4. Straps must wrap all the way around/loop around the body of the water heater.
 5. Straps should be secured to adjacent wall or stud and from opposing directions
 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 9AE) (See Picture 5)
20. The shower head in the hall bathroom leaks. We recommend all leaks be repaired.
21. The toilet in the hall bathroom was inoperable or the water was turned off at the time of inspection. We recommend the services of a licensed plumber to further evaluate this condition.

Interior

22. One or more of the burners on the oven/range are inoperative or will not light. The pilot lights or electronic igniter's are in suspect. We recommend improvement for full use of this appliance. For attention to the conditions noted above, and/or cost estimates, if necessary, we recommend the advice of a qualified appliance repair technician.
23. One or more of the smoke detector(s) did not respond to testing. It is suspected that the batteries in the smoke detectors are defunct. This should be investigated and improved as necessary.

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

Sections of this building appear to have been remodeled. We recommend consultation with the owner to determine if all necessary permits were taken out, inspections performed and final signatures obtained.

Structure

ITEM DESCRIPTIONS:

Floor Structure	• Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Ceiling Structure	• Truss
Roof Structure	• Truss
Attic Access Location	• Closet • Attic Method Of Inspection: From The Access
Crawl Space Access	• Closet
Foundation	• Poured Concrete
Roof Sheathing	• Solid Plank
Wall/Foundation Structure	• Unknown

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.
2. There is evidence of rodent activity in the crawl space. A pest control specialist should be consulted in this regard.
3. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
4. Minor cracks were observed in the foundation walls of the house. This type of cracking usually occurs during the curing process of the foundation as is typical of most houses. No action is indicated.
5. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.
6. Portions of the structure appear to be constructed over a "sleeper-floor" and were inaccessible for inspection partly due to insufficient clearance and/or a access. The local building department is the final judge of building standards. Reportable conditions could be concealed in these areas. Further investigation by appropriate trades is recommended and may require destructive testing.
7. Water stains were evident in the attic. This could indicate leakage through the roof covering. We recommend the services of a licensed roofing contractor to further evaluate this condition.

LIMITATIONS:

This is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components was inspected.

Furniture and/or storage restricted access to some of the structural components.

The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided HomeGuard will return for no additional charge.

Insulation within the roof attic cavity obstructed a view of structural members.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Roof.
Chimney	• None
Gutters & Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspout Discharge Location: Above Grade

COMMENTS:

We recommend reviewing a licensed roof inspection report on this structure.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Repairs to the roofing are recommended. Damaged, loose or missing roofing material should be repaired or replaced as needed. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
- ! 2. Damaged gutters at the front should be repaired or replaced as necessary. (See Picture 1)
- 3. The downspout(s) should discharge water at least five (5) feet from the house. Water should be encouraged to flow away from the building at the point of discharge. The installation of underground drainage were applicable may help to control surface drainage.
- ! 4. All deteriorated, damaged, missing or rusted out roof vent caps should be replaced.

LIMITATIONS:

This is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.



Picture 1

Exterior

ITEM DESCRIPTIONS:

Fasica, Eaves and Rafters	• Wood • Open Rafters
Main Garage	• Attached
Retaining Walls/Abutments	• Decorative Brick Planters
Walkways & Sidewalks	• Concrete
Main Garage Door/Opener	• Metal
Exterior Walls	• Wood Siding • Stucco
Steps, Porch/Deck	• Concrete
Lot Topography	• Steep slope
Driveway	• Concrete
Fencing/Gates	• Wood • Steel • Masonry
Doors	• Wood • French
Windows	• Vinyl

COMMENTS:

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The main garage door requires adjustment/repairs to close or function properly.
- ! 2. The door between the garage and the interior of the house should be fitted with an automatic closer mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 6B)
3. The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate but the storage of heavy files, books, etc. is discouraged.
4. The garage door opener is working properly but it is quite noisy. We recommend that the moving parts be lubricated to reduce the noise and prolong the life of the mechanism.
- ! 5. The wood fencing at various areas of the property is in need of repairs.
6. The gaps in the exterior trim/siding should be caulked as necessary.
7. The gate and/or latch mechanism at the front side needs repairs and/or adjustment to keep from rubbing and to assist in smoother function.
8. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
9. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. As with many lots, there is potential for erosion. If problems are suspected or additional information is desired a soils engineer should be consulted.
- 10 There is no fencing at the right side of the structure. We recommend all sections of missing fence be replaced.
- ! 11 The grading at the rear wall should be improved to promote the flow of water away from the structure. The ground should slope away from the structure to allow for adequate drainage. Ideally, at least 8 (eight) inches of clearance should be maintained between the soil levels and the top of the foundation walls. (See Picture 2)
- 12 The decorative retaining walls/planters are damaged. We recommend they be repaired or replaced for better appearance and prolonged service, but this is in large measure an aesthetic issue.
- 13 The concrete is badly cracked at the rear patio. The cracks could be sealed for a better appearance and to prevent moisture intrusion. Replacement will ultimately be necessary.
- 14 The garage passage doors has loose and/or missing hardware. We recommend that hinges, latches and strike plates be adjusted or replaced to restore full operation.
- 15 It may be desirable to repair or replace the window screens where damaged.

- 16 The driveway drainage is directed toward the structure. We recommend this condition be monitored and if necessary, that drainage be installed to insure surface water does not flow into the building.

MAINTENANCE ITEMS & GENERAL INFORMATION

- 17 Due to possible damage occurring to the garage door during testing, the auto reverse mechanism on the overhead garage door was not tested. We recommend the auto reverse be tested by appropriate trades. Refer to the owner's manual or contact the manufacturer for more information.
- 18 This home was constructed without the use of a weep screed at the base of the stucco. Although this was a accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted
- 19 The exterior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.

LIMITATIONS:

This is a visual inspection only.

A representative sample of exterior components was inspected.

The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

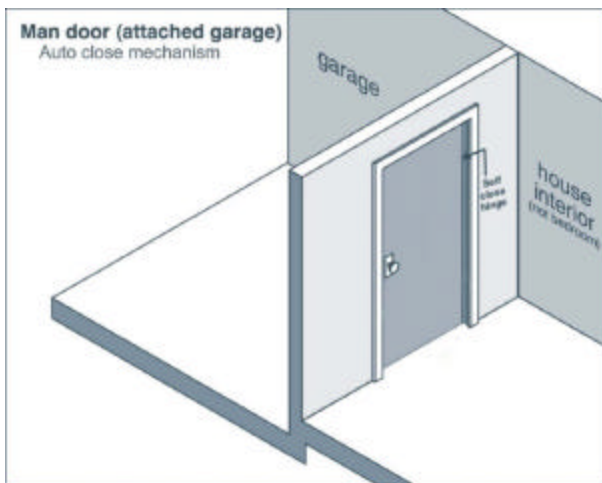


Illustration 6B



Picture 2

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Unknown/Inaccessible (Not Inspected)
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Exterior Rear
Branch/Auxillary Panel	• Unknown
Distribution Wiring	• Copper Wire
Outlets	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom

COMMENTS:

Inspection of the electrical system revealed the need for several improvements. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the improvements recommended below. Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been necessary. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of the receptacles when access to all is available.
- ! 2. Ungrounded 3-prong interior outlets at the rear study, dining room, living room and kitchen knook should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)
- ! 3. The lighting fixture in the dining room, kitchen, living room and bedroom have been removed and wires are exposed. We recommend the fixture be reinstalled or the wire properly covered.
- ! 4. The missing outlet cover plates under the kitchen sink should be replaced.
- ! 5. The damaged/cracked outlet cover plates at the kitchen should be replaced. (See Picture 6)
- ! 6. Ungrounded 3-prong interior outlets at the kitchen should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)
7. We tested a representative number of switches and found several to be without an obvious function (possibly for switched wall outlets). This is not necessarily a deficiency, but we suggest consultation with the owner and/or testing of the outlets and switches at night to aid in determining their function.
- ! 8. Ungrounded 3-prong interior outlets at the hall bathroom and master bathroom should be improved. A grounded cable or ground wire could be strung to these outlets, the outlet labeled as ungrounded or the original 2-prong receptacle could be reinstalled. If applicable, some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type receptacle where grounding is not provided. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 10O)

- ! 9. One or more of the lights in the hall bathroom and master bathroom are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb(s) is not blown or the lights switched off, the circuit should be investigated and improved as necessary.
- 10 The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
- ! 11 Ungrounded 3-prong outlets at the garage should be improved. A grounded cable could be strung to these outlets, a separate ground wire could be connected or the original 2-prong outlets could be reinstalled. If applicable some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. Based upon our inspection of a representative number of outlets we recommend testing of every outlet at a later date. Repairs or rewiring are recommended at all deficient locations.
- 12 The circuitry in the main panel is not labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
- 13 One or more of the main panel screws are missing or incorrect. We recommend proper blunt-end screws be installed.
- ! 14 Exposed electrical connections or open junction box(s) in the garage should be improved. All electrical connections should be made inside approved junction boxes fitted with cover plates. (See Picture 4)
- 15 One or more of the exterior light fixtures are missing bulbs. We recommend all missing bulbs be replaced and proper operation of light fixtures be verified.

MAINTENANCE ITEMS & GENERAL INFORMATION

- 16 The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure were unable to be noted at this time. This note is for general information only.
- 17 One or more of the circuit breaker within the main electrical panel are not of the same manufacture as the panel. Due to the age of the panel, original manufacture circuit breakers may not be readily available. Since no obvious conditions are noted in regards to this condition replacement would be optional.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 18 The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 13A)

LIMITATIONS:

This is a visual inspection only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems and exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow (or breakers trip) regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern.

Electrical components concealed behind finished surfaces could not be inspected.

According to "ASHI" standards and due to time limitations and/or owner furniture only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage (if applicable) may of restricted access to some electrical components.

The ground connection for the electrical service was not visible at the time of the inspection.

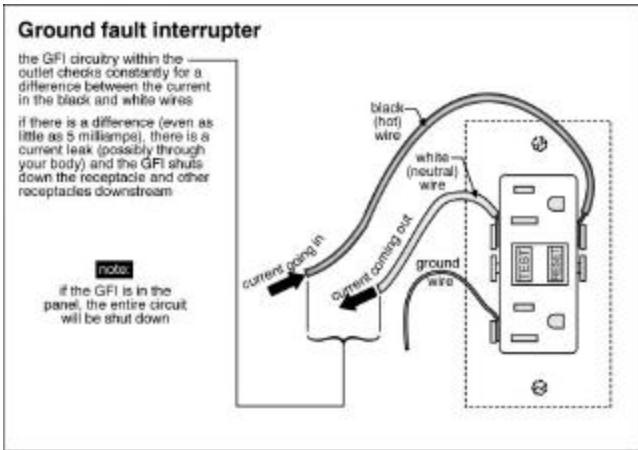


Illustration 13A

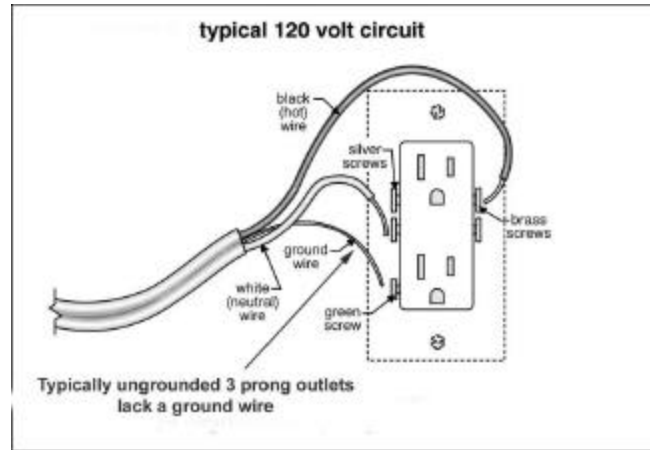
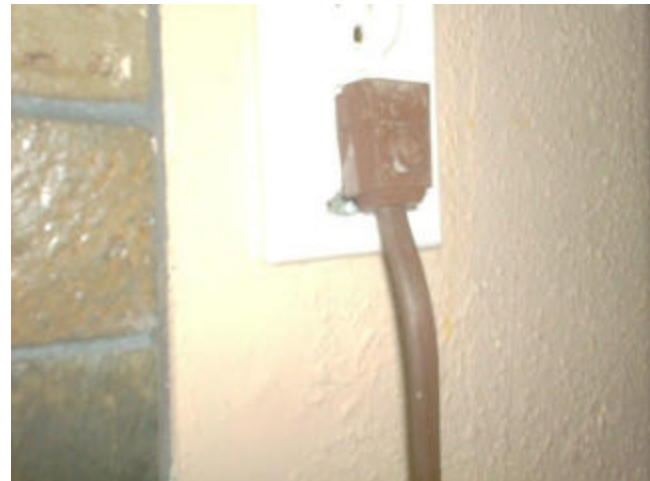


Illustration 100



Picture 4



Picture 6

Heating System

ITEM DESCRIPTIONS:

Primary Energy Source	• Gas
Heating System Type	• Forced Air • Manufacturer: Frigidaire • BTU's: 72,000 • Age: 2 Years • Location: Garage
Distribution	• Ductwork

COMMENTS:

The heating system which was operated at the time of our inspection shows no visible evidence of major defects.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The heating system air filter is dirty. We recommend it be serviced or replaced.
2. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation and again prior to lapse of your home warranty coverage (if applicable).

LIMITATIONS:

This is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

Determining furnace heat supply adequacy or distribution is not a part of this inspection.

The wall mount and/or window mounted air conditioning unit (if applicable) were not inspected and is excluded from this report.

Heating and/or air conditioning registers where visually inspected were accessible. Manual operation of the registers was not performed unless noted otherwise.

The heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation and again prior to lapse of your home warranty coverage (if applicable).

Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, clock, set back functions, etc. were not performed.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Crawlspace Insulation	• None
Attic/Roof Insulation	• Cellulose • Depth in inches: 6
Attic/Roof Ventilation	• Gable vents • Fascia vents
Exterior Walls Insulation	• Unknown
Crawl Space Ventilation	• Exterior wall vent(s)

COMMENTS:

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. One or more of the ventilation screen(s) for the crawl space are torn, damaged or missing. We recommend the ventilation screen(s) be repaired or replaced as necessary.
- ! 2. Disconnected, missing and/or loose attic exhaust vent pipes for the bathroom, laundry and/or kitchen should be improved to exhaust to the exterior. (Illustration 6B) (See Picture 7)
3. One or more of the rear crawl space vents are even with or below the exterior grade level, this condition can allow moisture to enter the crawl space. We recommend the exterior grading be improved to slope away from the structure. If the opportunity for easy grading does not exist the installation of dams around the exterior of the vents should be considered. (See Picture 3)

LIMITATIONS:

This is a visual inspection only.

Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Water Supply Source	• Public
Service Pipe	• Plastic
Main Water Valve Location	• Not found near structure
Supply Piping	• Copper Pipe
Waste Disposal System	• Public
Drain/Waste/Vent	• Plastic • Galvanized Steel • Cast Iron
Cleanout Location	• Crawl space
Main Gas Valve Location	• Exterior Side
Water Heaters	• Manufacturer: General Electric • Capacity: 50 Gallons • Approximate Age: 6 Year(s) • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the supply piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

The plumbing system requires some typical minor improvements. We recommend a licensed plumbing contractor be consulted to undertake the improvements recommended below.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is evidence of a past leaks and corrosion but no active leakage was noted to the exterior of the kitchen sink and drain piping. This area should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.
- ! 2. The shower head in the hall bathroom leaks. We recommend all leaks be repaired.
- ! 3. The toilet in the hall bathroom was inoperable or the water was turned off at the time of inspection. We recommend the services of a licensed plumber to further evaluate this condition.
- ! 4. At the time of our inspection we could not locate an accessible main water shut-off valve near the structure. Possibly covered by vegetation or owner storage, we recommend consultation with the owner to locate the valve or an accessible valve near the structure installed if necessary.
- ! 5. The water heater tank has been strapped in an improper manner and/or materials. We recommend the restraint be improved as per state codes. Specifically California state code is as follows.
 1. All water heaters gas or electric must be strapped.
 2. Up to 52 gallons two straps are required, one in upper one-third and one in the lower one-third of the fixture. 52 gallons and above require three, one in upper one-third, one in middle and one in lower one-third.
 3. Straps may consist of either metal bands/tape (at least 24 gauge) or half-inch diameter metal conduit.
 4. Straps must wrap all the way around/loop around the body of the water heater.
 5. Straps should be secured to adjacent wall or stud and from opposing directions
 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 9AE) (See Picture 5)
6. There is evidence of a past leaks/stains but no active leakage at this time as noted from the crawl space. This area should be monitored in the future for leakage and repaired if deemed necessary.

LIMITATIONS:

This is a visual inspection only.

Water and gas shut-off valves, including seismic and excess flow shut-off valves (Fireplace gas valves where applicable), were not operated or tested. Identification of these devices is limited to the accessible areas only.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.

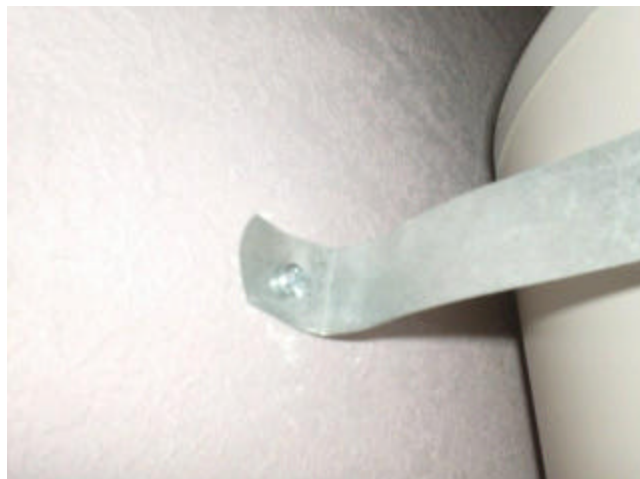
Water pressure and water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.

Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).



Illustration 9AE (Please note this diagram refers to two strap installations)



Picture 5

Interior

ITEM DESCRIPTIONS:

Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floor	• Tile/Stone • Wood • Laminate Flooring
Doors	• Hollow Core • Sliding
Window style and Glazing	• Sliders • Fixed Pane • Single Pane • Double Pane
Fireplace/Wood Stove	• None
Kitchen Appliances Tested	• Gas Range • Microwave • Waste Disposer • Exhaust Hood
Laundry Facilities/ hookup	• 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Tested	• Smoke Detector

COMMENTS:

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

Portions of the interior appear to be altered or built to non-conforming standards. The local building official is the final arbiter of standards. We recommend further inspection by appropriate trades and consultation with the owner to determine if all necessary permits were taken out, inspections performed, and final signatures obtained.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

1. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated, if desired, by additional attachment of the subfloor to the floor joist.
2. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
3. One or more of the interior door(s) rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted as necessary to improve operation.
4. One or more interior doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
5. The hardwood flooring in the living room is worn at the more heavily traveled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.
6. There appears to be a slope at various areas of the interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.
7. One or more interior door knobs, latches or hinge hardware are missing. We recommend it be replaced for full use of this area.
8. Hardware is loose at one or more of the windows. We recommend a general tune-up of the windows as necessary to restore their proper function.
9. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.

KITCHEN

- 10 The kitchen sink shows evidence of heavy wear and/or chipping. It may be desirable to refinish or replace it this however is mainly a cosmetic issue.
- 11 The kitchen faucet and/or handle is loose and should be properly caulked and tighten as necessary.

- ! 12 One or more of the burners on the oven/range are inoperative or will not light. The pilot lights or electronic igniter's are in suspect. We recommend improvement for full use of this appliance. For attention to the conditions noted above, and/or cost estimates, if necessary, we recommend the advice of a qualified appliance repair technician.
- 13 Hinges for the kitchen cabinet doors are loose. We recommend they be secured, repaired or replaced as necessary.
- 14 The exhaust vent for the kitchen cooktop or hood uses a corrugated material. Galvanized smooth wall material is recommended to avoid trapping greases in the duct.

BATHROOMS

- 15 The drain stopper in the hall bath tub was not functioning properly or missing. We recommend repair or replacement for full use of this area. (See Illustration 3C1)
- 16 The basin drain stopper in the hall bathroom was missing or not functioning properly. We recommend adjustment, repair or replacement for full use of this area.
- 17 The exhaust fan in the hall bathroom and master bathroom is slow to come up to speed and/or dirty. This condition places an extra load on the motor. We recommend that the fan be cleaned and lubricated to reduce wear and tear.
- 18 Door hinges for the hall bathroom vanity cabinet are loose or broken. We recommend they be secured or replaced as necessary.

OTHER/MISC.

19 ENVIROMENTAL ISSUES:

Issues Based on the age of this home, there is a possibility the structure may contain asbestos (such as ceiling texture, insulation on the distribution piping and/or transit piping and siding). This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

- ! 20 One or more of the smoke detector(s) did not respond to testing. It is suspected that the batteries in the smoke detectors are defunct. This should be investigated and improved as necessary.
- 21 The installation of smoke detectors in each bedroom and/or on every level of the structure is recommended for added safety.
- 22 Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission (C.P.S.C) at 1-800-638-2772 for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

MAINTENANCE ITEMS & GENERAL INFORMATION**INTERIOR**

- 23 The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

LIMITATIONS:

This is a visual inspection only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
No access was gained to the wall cavities of the home.

Kitchen appliances were operated (Unless noted otherwise) however they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during there operation.

All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report.

Fireplace screens or doors were not inspected and are excluded from this report

The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.

The interior appears to have been recently painted. Water stains and/or cracks may not be visible at the time of our inspection. If, at a later date, water stains and/or cracks are discovered, we recommend further inspection by the appropriate trades.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ✍ Change the locks on all exterior entrances, for improved security.
- ✍ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ✍ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in
- ✍ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ✍ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ✍ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ✍ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ✍ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ✍ Install rain caps and vermin screens on all chimney flues, as necessary.
- ✍ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ✍ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ✍ Examine heating/cooling air filters and replace or clean as necessary.
- ✍ Inspect and clean humidifiers and electronic air cleaners.
- ✍ If the house has hot water heating, bleed radiator valves.
- ✍ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ✍ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ✍ Repair or replace leaking faucets or shower heads.
- ✍ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ✍ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ✍ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ✍ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ✍ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ✍ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ✍ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ✍ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ✍ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement

- ✍ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ✍ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ✍ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ✍ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ✍ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ✍ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ✍ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ✍ Replace or clean exhaust hood filters.
- ✍ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ✍ Replace smoke detector batteries.
- ✍ Have the heating, cooling and water heater systems cleaned and serviced.
- ✍ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ✍ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ✍ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ✍ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



510 Madera Ave.
 San Jose, CA 95112
 (408) 993-1900
 Fax (408) 993-1944

Invoice Date **11/13/2008**

Invoice No. **SJ238198P**

Invoice

Bill To:

Jeffrey Lee
Silicon Valley Associates Inc.
1590 The Alameda #110
San Jose CA 95126

Property Information:

Address: **442 Gosser Street**
Milpitas CA, 95035
 Report No: **128303 TPR**
 Escrow#:

Billing Information:

Inspection: 11/12/2008 Original	\$435.00
Total Due:	\$435.00

**DUE UPON RECEIPT
 PLEASE REMIT**