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Property Inspection Report

627 Cayuga Drive, San Jose, CA 95123



Ordered by: _____

Steve Trotter
Intero Real Estate
1900 Camden Avenue
San Jose CA 95124

Inspected by: _____

Robert Ripke
April 29, 2010
Report No. 141469

A handwritten signature in black ink, appearing to read 'Robert Ripke', written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality single family residence. Approximately 42 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.

Structure

1. The access to the attic in the garage is missing and open. This condition could lead to a more rapid spread of smoke and flames in a fire. We recommend covering the access into the attic with a removable panel of plywood or drywall in accordance with present standards. (See Picture 5)

Exterior

2. Water damage was observed at the right side of building roof eaves/sheathing. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs.
3. Water damage was observed to the rafters. We recommend the advice and services of a licensed general contractor and/or structural pest control company regarding repairs.
4. Damaged, open or missing wall and/or ceiling finishes of attached garages at the laundry should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock, double taped at all seams. (See Illustration 3A) (See Picture 2)
5. The pet door within the garage passage door is a breach in the fire separation between the garage and the living area. The opening is near the floor and may not significantly increase the risk of fire spreading. However, we recommend replacement if the pet door is not used. (See Illustration 6C) (See Picture 3)

Plumbing

6. The master bathroom shower faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.

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.

Structure

ITEM DESCRIPTIONS:

Attic Access Location	• Closet
Ceiling Structure	• Joist
Roof Structure	• Rafters
Roof Sheathing	• Plywood or Orientated Strand Board
Crawl Space Access	• Closet
Foundation	• Poured Concrete
Floor Structure	• Wood Joist • Wood Columns • Plywood or Orientated Strand Board
Wall/Foundation Structure	• Wood Frame

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. There is a condition known as efflorescence on portions of the foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the foundation. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments/recommendations in regard to this condition).
- ! 2. The access to the attic in the garage is missing and open. This condition could lead to a more rapid spread of smoke and flames in a fire. We recommend covering the access into the attic with a removable panel of plywood or drywall in accordance with present standards. (See Picture 5)
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. If further information is desired in regards to these cracks the appropriate trades should be contacted.
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.

LIMITATIONS:

This is a visual inspection to the accessible areas 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.
- Insulation within the roof attic cavity obstructed a view of structural members.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle
Chimney	• Masonry
Gutters and Downspouts	• Metal • Downspout Discharge Location: Above Grade

COMMENTS:

The roofing is considered to be in fair condition.

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

1. 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.

LIMITATIONS:

This is a visual inspection to the accessible areas 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.

Exterior

ITEM DESCRIPTIONS:

Main Garage	• Attached
Main Garage Door/Opener	• Metal • Automatic Opener Installed
Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Fencing/Gates	• Wood
Steps, Porch/Deck	• Concrete
Fasica, Eaves and Rafters	• Wood • Open Rafters
Exterior Walls	• Stucco
Windows	• Metal
Doors	• Metal • Sliding Glass

COMMENTS:

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

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

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

- ! 1. Damaged, open or missing wall and/or ceiling finishes of attached garages at the laundry should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock, double taped at all seams. (See Illustration 3A) (See Picture 2)
- ! 2. The pet door within the garage passage door is a breach in the fire separation between the garage and the living area. The opening is near the floor and may not significantly increase the risk of fire spreading. However, we recommend replacement if the pet door is not used. (See Illustration 6C) (See Picture 3)
- ! 3. Water damage was observed at the right side of building roof eaves/sheathing. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs.
- ! 4. Water damage was observed to the rafters. We recommend the advice and services of a licensed general contractor and/or structural pest control company regarding repairs.
- 5. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementitious patching compounds.
- 6. There is no fencing at the left side of the structure. We recommend all sections of missing fence be replaced. (See Picture 1)

LIMITATIONS:

This is a visual inspection to the accessible areas 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.

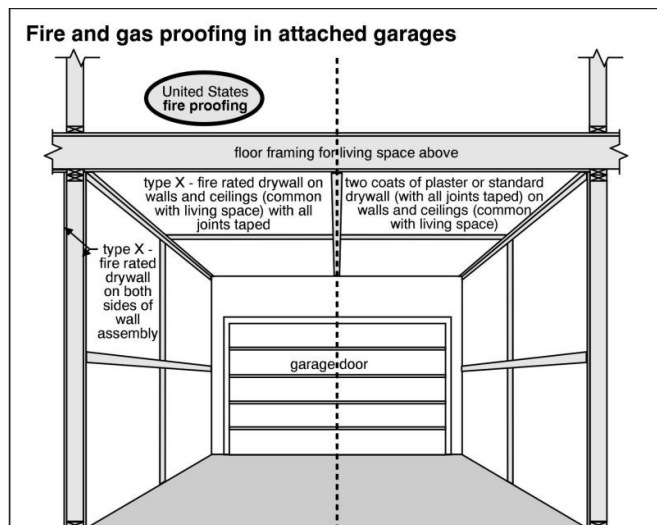


Illustration 3A

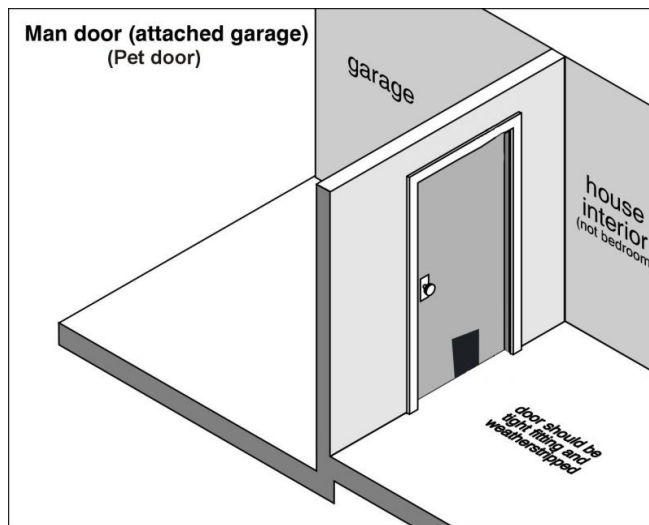


Illustration 6C

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Copper Ground Wire
Main disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Right Front • Panel Rating: 100 Amps
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathroom • Kitchen

COMMENTS:

The size of the electrical service is sufficient for typical single family needs.

The distribution of electricity within the home is good.

All 3-prong outlets that were tested were appropriately grounded.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

MAINTENANCE ITEMS & GENERAL INFORMATION

1. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, 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.

Heating System

ITEM DESCRIPTIONS:

Primary Energy Source • Gas
Heating System Type • Forced Air • Manufacturer: Day & Night • BTU's: 69,000 • Age: 16 Years • Location: Closet

COMMENTS:

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

LIMITATIONS:

This is a visual inspection to the accessible areas 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:

Attic/Roof Insulation	• Cellulose • Depth in inches: 10
Attic/Roof Ventilation	• Roof Vents • Fascia vents • Power Vent
Exterior Walls Insulation	• Unknown

COMMENTS:

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

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Any estimates of insulation R values or depths are rough average values.
- 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.

Plumbing

ITEM DESCRIPTIONS:

Water Supply Source	• Public
Service Pipe	• Copper Pipe
Main Water Valve Location	• Exterior Front
Supply Piping	• Copper Pipe
Waste Disposal System	• Public
Drain/Waste/Vent	• Plastic
Cleanout Location	• Crawl space • Exterior
Main Gas Valve Location	• Exterior Side
Water Heaters	• Manufacturer: American • Capacity: 50 Gallons • Approximate Age: 2 Year(s) • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

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. The master bathroom shower faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected.
2. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal supply piping in the crawl space. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered. (See Picture 3)

LIMITATIONS:

This is a visual inspection to the accessible areas 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).

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Electric Range • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floor	• Tile/Stone • Laminate Flooring
Doors	• Hollow Core • Solid Core • Raised Panel
Window style and Glazing	• Sliders • Double Pane
Fireplace/Wood Stove	• Masonry Fire Box
Other Componets Tested	• Smoke Detector • Door Bell

COMMENTS:

Generally speaking, the kitchen is in good condition.

Generally speaking, the bathroom(s) are in good condition.

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

On the whole, the interior finishes of the home are considered to be in good condition.

The doors and windows are of average quality.

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

OTHER/MISC.

1. 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.

2. 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

3. 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 to the accessible areas 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. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material used in this structure.

- 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.

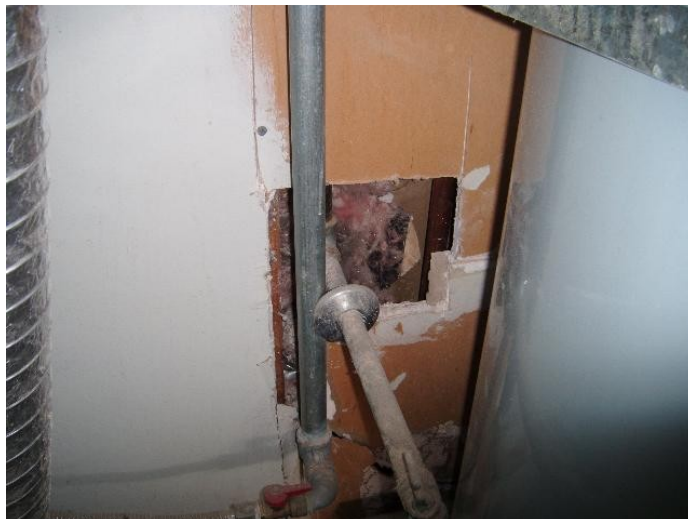
- Fireplace screens or doors were not inspected and are excluded from this report
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- The washing machine faucets were visually inspected however they were not tested.

Pictures

Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. The pictures in this report do not necessarily illustrate all of the damage as outlined in this report. Please contact the inspector if you have specific questions.



Picture 1



Picture 2



Picture 3



Picture 5

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 one year.
- 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 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!



Invoice

Invoice Date: **4/30/2010**

Invoice No: **SJ272690P**

Bill To:

**Robin Primeau
 Old Republic Title
 2110 S. Bascom Avenue #102
 Campbell Ca 95008**

Property Information:

Address: **627 Cayuga Drive
 San Jose CA, 95123**
 Report No: **141469 TPR**
 Escrow#:

Billing Information:

Inspection: **4/29/2010 Original** **\$435.00**

Total Due: **\$435.00**

DUE UPON RECEIPT
 Please remit to 510 Madera Ave., San Jose, CA 95112
There is a \$25 fee for all returned checks