



## Home Inspection Report

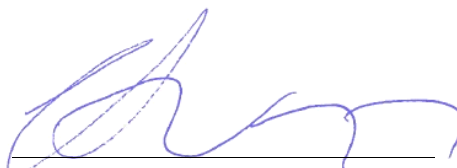
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**1952 Camargo Drive, San Jose**

**Ordered by:** Lisa Blaylock  
Coldwell Banker  
1712 Meridian Avenue  
San Jose, CA 95125

**Inspected by:**

  
**Esteban Vasquez**  
June 17, 2022

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# Report Overview

## A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1970. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

### 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. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

### Exterior

1. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 10)
2. Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 8) (See Photo 9)
3. The uneven walkway section(s) at the left side present a trip hazard. This condition should be corrected for improved safety. (See Photo 6)

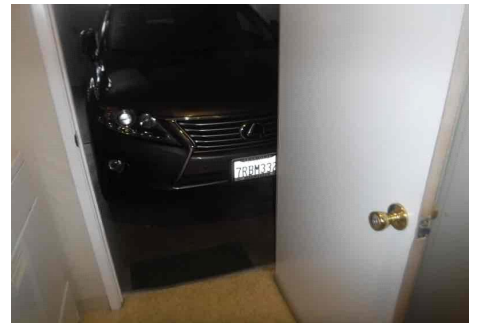


Photo 10



Photo 08



Photo 06

**Exterior**

4. Water damage was observed to the roof eaves/sheathing at more than one location of the structure. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 1) (See Photo 3)



Photo 01

5. Water damage was observed to the rafters at more than one location of the structure. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 4) (See Photo 5)



Photo 04

6. The fence is in satisfactory condition, however one or more fence posts are loose at the right side. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary. (See Photo 2)



Photo 02

**Electrical**

7. One or more outlets at the family room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. 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. (See Illustration 4M) (See Photo 11)



Photo 11

8. One or more outlets at the exterior left side and the rear patio were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. 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. (See Photo 7) (See Photo 13)



Photo 07

**Plumbing**

9. There is a cracked and leaking Plastic drain pipe under the kitchen. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 12)



Photo 12

## 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.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

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 or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

Comments on the nearby water course are not within the scope of this inspection. The owners may have information regarding the volume of water during adverse weather conditions and if there is any evidence of past flooding or erosion.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

# Structure

## ITEM DESCRIPTIONS:

Attic (Access)	• Location: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Closet
Foundation	• Poured Concrete Perimeter

## COMMENTS:

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

## RECOMMENDATIONS/OBSERVATIONS - 'I' 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. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
3. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation.
4. 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.
5. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.
6. The soil in this area is considered "expansive" because it expands and contracts with the variations of the moisture content. This may, in turn, cause movement in the support structure. This movement may cause cosmetic cracking, sticking doors, etc. Maintaining moisture content is very important along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil from expanding or shrinking excessively. If desired, information regarding expansive soils could be obtained from a soils engineer.

## 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.
- 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 we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

# Roofing

ITEM DESCRIPTIONS:

Roof	• Metal • Method of inspection: From The Ground.
Chimney	• Pre-Cast Concrete • Method of inspection: From The Ground.
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Partial • Downspouts Discharge Location: Above Grade

COMMENTS:

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

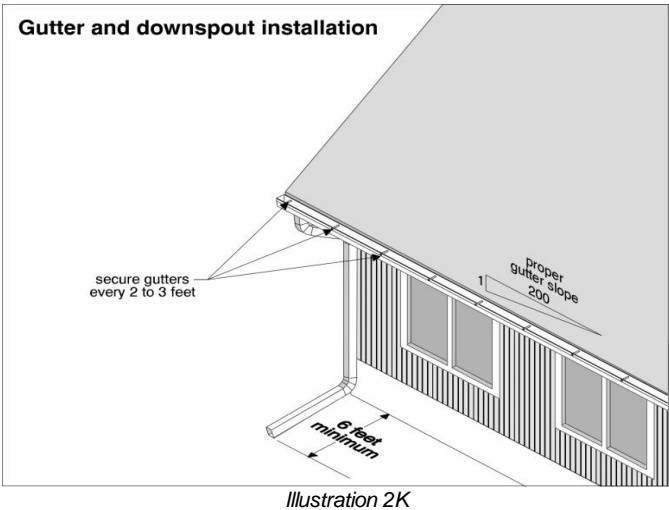
RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation item.

1. The gutters are in serviceable condition but only portions of the roof are so equipped, depending upon the soil condition and drainage patterns it may be beneficial to add more gutters and downspouts. (See Illustration 2K)
2. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
3. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
4. We did not go on the surface of the roof. The chimney could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the chimney, we recommend you consult a licensed masonry contractor.

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.

- The roof was inspected from ground level only.





# Exterior

## ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Masonry Block
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Concrete
Stairs/Railings/Landings	• None
Exterior Walls	• Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Metal
Doors	• Wood • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

## COMMENTS:

Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 8) (See Photo 9)

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. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at [www.cpsc.gov](http://www.cpsc.gov).

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

- ! 1. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 10)
- ! 2. The uneven walkway section(s) at the left side present a trip hazard. This condition should be corrected for improved safety. (See Photo 6)
- ! 3. Water damage was observed to the roof eaves/sheathing at more than one location of the structure. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 1) (See Photo 3)
- ! 4. Water damage was observed to the rafters at more than one location of the structure. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 4) (See Photo 5)
- ! 5. The fence is in satisfactory condition, however one or more fence posts are loose at the right side. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary. (See Photo 2)
6. There are some larger than normal sized cracks in the walkways. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
7. The wood borders between the walkway slab sections at the rear have deteriorated. These should be replaced with treated wood or be filled with mortar to avoid heaving and trip hazards in the walkway.
8. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
9. The gaps in the exterior trim should be caulked as necessary.
10. The gate and/or latch mechanism at the right side needs repair and/or adjustment to keep from rubbing and to assist in smoother function.
11. 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 patching compounds.
12. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.

13. Obvious repairs and/or modifications have been made to the exterior walls. The owner may have information about the original conditions, the repairs or remodeling work and any permits that were required.
14. The sliding glass door is not properly installed. The sliding section of the door is installed on the exterior and can be removed from the outside. We recommend it be properly installed and weather stripped.
15. Minor cracks and splits were noted in the roof sheathing. This is a cosmetic issue and no recommendations are necessary at this time.
16. Minor cracks and splits were noted in the roof rafter. This is a cosmetic issue and no recommendations are necessary at this time.

#### MAINTENANCE ITEMS & GENERAL INFORMATION

17. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

#### 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.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.
- The side "lean-to" or overhangs were not inspected and are excluded from this report.

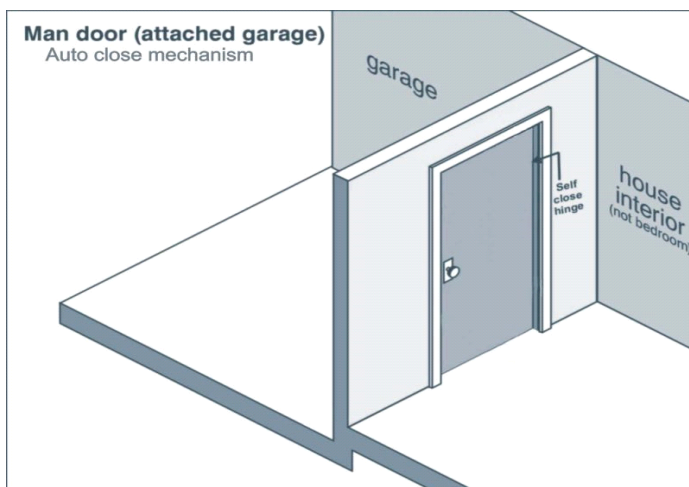


Illustration 3G

# Electrical

## ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Copper Ground Wire
Main Disconnect	• Breakers
Main Distribution Panel	• Breakers • Location: Exterior Side • Panel Rating (Amps): Unknown
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Exterior • Kitchen

## COMMENTS:

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 required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

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

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

- ! 1. One or more outlets at the family room have reversed polarity, i.e. the hot and neutral connection inside the outlet are wired backwards. These outlets and the circuit should be investigated and corrected. 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. (See Illustration 4M) (See Photo 11)
- ! 2. One or more outlets at the exterior left side and the rear patio were inoperative at the time of our inspection. Possibly due to turned off switches which were not located during our inspection. These outlets and circuits should be investigated and corrected as necessary. 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. (See Photo 7) (See Photo 13)
3. Aluminum wiring has been used for 120 volt wiring circuits. The Consumer Product Safety Commission has determined that if not properly installed, aluminum wiring can be hazardous. It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor. The connection points can experience overheating or become loose due to the properties of aluminum wiring. Aluminum wiring should be fitted with special copper connectors and outlets to ensure safe operation of these circuits. As a preventive measure, we recommend that each aluminum connection be periodically checked by a qualified and licensed electrician to insure that it is properly fastened with no evidence of overheating or arcing noted.
4. Several of the interior outlets are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.
5. The accessible aluminum connectors inside the electrical main and/or branch panel are lacking the application of an anti-oxidant. We recommend that each accessible connection be covered with an anti-oxidant.

## MAINTENANCE ITEMS & GENERAL INFORMATION

6. 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.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

7. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
8. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, 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 4L)

## LIMITATIONS:

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.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

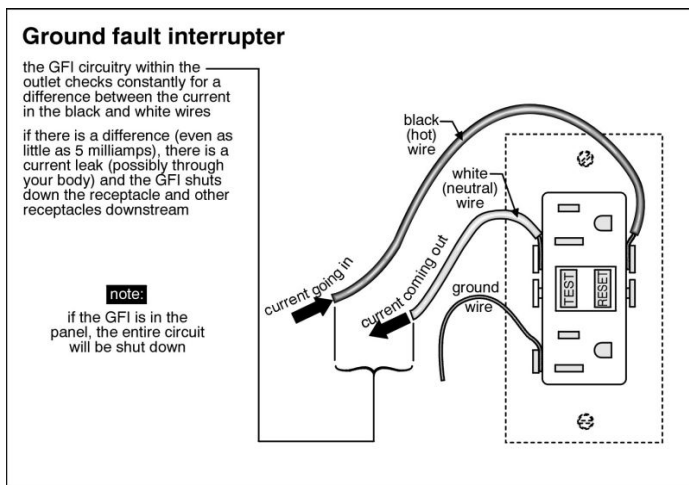


Illustration 4L

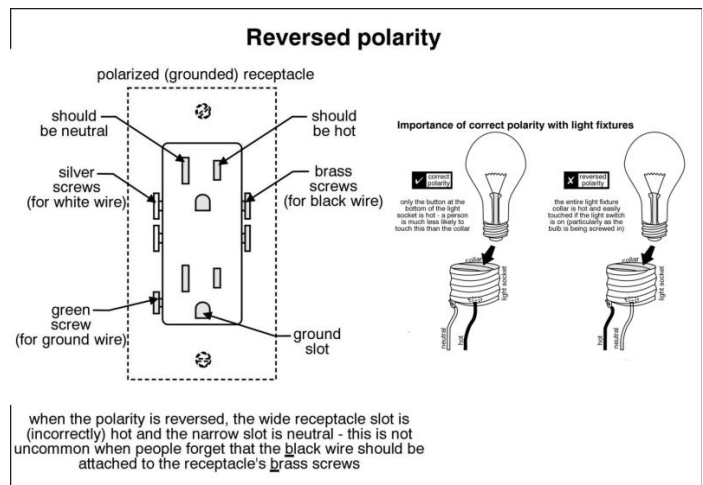


Illustration 4M

# Heating System

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**ITEM DESCRIPTIONS:**

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Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Lennox • Location: Closet
Distribution/Ducting	• Ductwork

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**COMMENTS:**

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The furnace was turned on by normal controls and appeared to function.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

1. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

**DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES**

2. When furnace replacement is performed, consideration should be given to installing a "high efficiency" system.

**LIMITATIONS:**

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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.

- As per ASHRAE standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHRAE standards 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 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.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

# Cooling/Heat Pump System

**ITEM DESCRIPTIONS:****Primary Source A/C**

• Electricity • 240 Volt Power Supply

**Cooling System**

• Air Cooled Central • Manufacturer: Amana • Location: Exterior Rear

**COMMENTS:**

The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F. (See Illustration 6A)

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

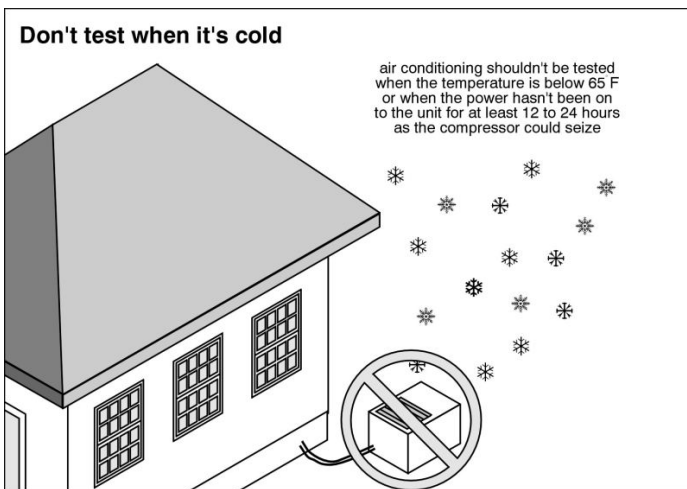


Illustration 6A

# Insulation/Ventilation

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**ITEM DESCRIPTIONS:**

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Attic/Roof Insulation	• Cellulose • Depth (inches): 6-8
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Soffit vents • Gable vents
Crawlspace Ventilation	• Exterior wall vent(s)

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**COMMENTS:**

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During any planned re-roofing or renovation work overhead insulation and ventilation levels should be investigated and improved where necessary. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

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

1. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.

**LIMITATIONS:**

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This is a visual inspection to the accessible areas 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:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material(Copper)
Drain/Waste/Vent	• Plastic Material
Cleanout	• Location: Crawl Space • Location: Exterior
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Noritz • On Demand Tankless Water Heater • Approximate Age (years): 4 • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

## COMMENTS:

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

- ! 1.** There is a cracked and leaking Plastic drain pipe under the kitchen. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 12)

## MAINTENANCE ITEMS & GENERAL INFORMATION

2. There is abandoned plumbing noted at the crawlspace. We recommend that all abandoned plumbing be removed.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

3. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace 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 quantity and quality are 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).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.



# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Built in Electric Oven • Electric Cooktop • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floors</b>	• Wood • Vinyl
<b>Doors</b>	• Hollow Core • Pocket • Sliding
<b>Window Style and Glazing</b>	• Double/Single Hung • Sliders • Single Pane
<b>Stairs/Railings</b>	• Not Present
<b>Fireplace/Wood Stove</b>	• Pre-Cast Fire Box • Gas
<b>Cabinets/Countertops</b>	• Marble/Granite • Solid Surface
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Other Components Inspected</b>	• Smoke Detector • Door Bell • Carbon Monoxide Detector

## COMMENTS:

### 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 by additional attachment of the subfloor to the floor joist.
2. The fireplace chimney should be cleaned and inspected prior to the close of escrow. (See Illustration 9J)
3. There was no "damper stop" on the gas fireplace (A small clamping device installed on the damper to prevent closure of the damper). These are now a standard safety feature to minimize the possibility of exhaust gases entering the structure. Installation of such devices should be considered.
4. It may be desirable to replace the window screens where missing or damaged.
5. Various interior doors, windows and electrical outlets were partially inaccessible due to storage at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend the storage be removed and these areas further inspected.
6. The fireplace is presently equipped for decorative ceramic gas logs only. If wood or other solid fuels are to be burned the logs should be removed and if applicable the flexible gas line replaced.
7. Masonry "Pre-cast" chimneys have a history of cracking inside the firebox and/or flue if not properly handle during the installation. Inspection for this type of damage is beyond the scope of this inspection. We recommend a licensed NCSG certified Chimney specialist be retained for further evaluation of the fireplace.
8. Due to the lack of clearance or owner storage at the laundry area, we were not able to inspect the laundry hook-ups. We recommend interested parties consult with the owners as to the type and condition of the laundry hook-ups.

### KITCHEN

9. The kitchen countertop shows evidence of typical minor wear.
10. The dishwasher lacks an air gap device. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that one be installed. (See Illustration 9G)
11. The kitchen cabinet shows evidence of typical minor wear.

### BATHROOMS

12. The door at the hall bathroom swings either outward or inward, opening or closing of its' own volition. This is a sign that the doorframe is out of plumb. This may involve only minor carpentry adjustments. There may also be hidden conditions, which may be found with further investigation. Interested parties should have this area examined more thoroughly by the appropriate trades.
13. The openings in the drywall at the master bathroom plumbing penetrations should be filled to prevent rodent entry.
14. The tub in the hall bathroom shows evidence of heavy wear and/or chipping. It may be desirable to refinish or repair it for cosmetic considerations and/or prolong the life of the tub.

15. The window and sill of the hall bathroom enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.

## **MAINTENANCE ITEMS & GENERAL INFORMATION**

### **INTERIOR**

#### **16. ENVIRONMENTAL 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, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

### **KITCHEN**

17. 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 CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.

## **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 without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- 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 washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- 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. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The fireplace was visually inspected however the gas burner was not tested.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

Creosote deposits

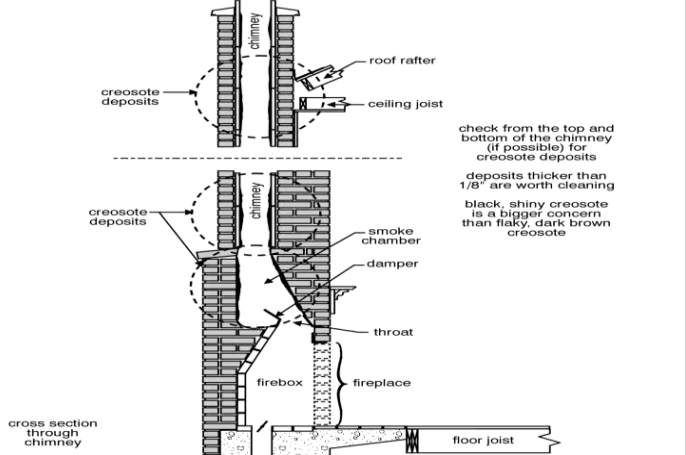


Illustration 9J

Dishwasher air gap

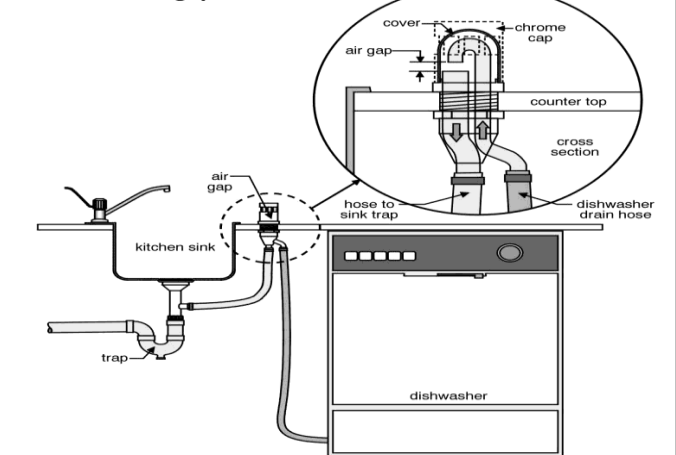


Illustration 9G

## Photographs

**No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.**



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07

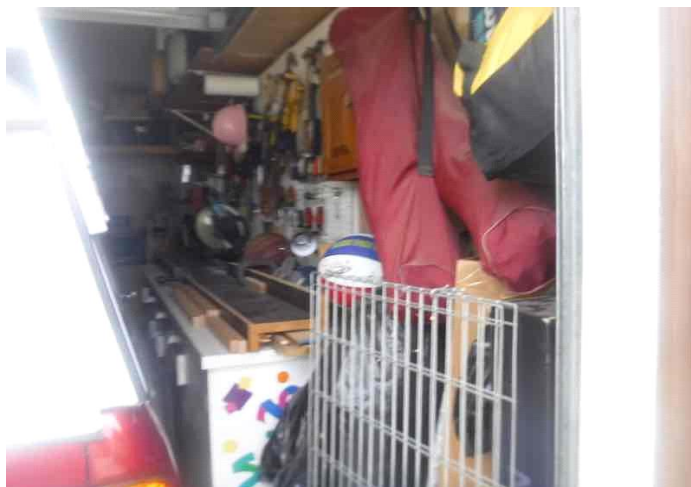


Photo 08



Photo 09

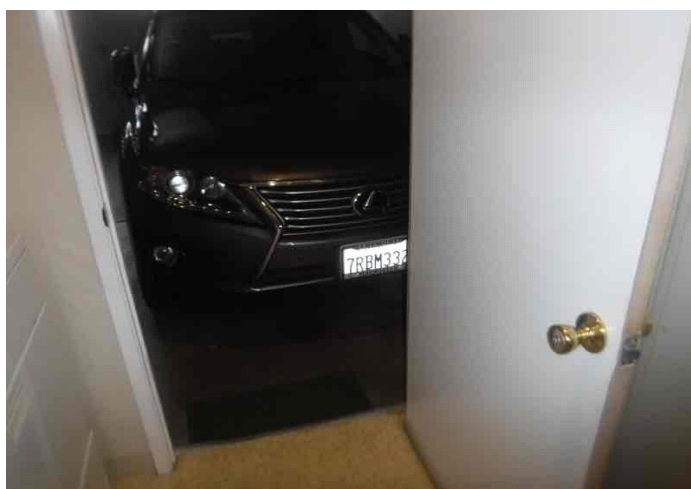


Photo 10



Photo 11

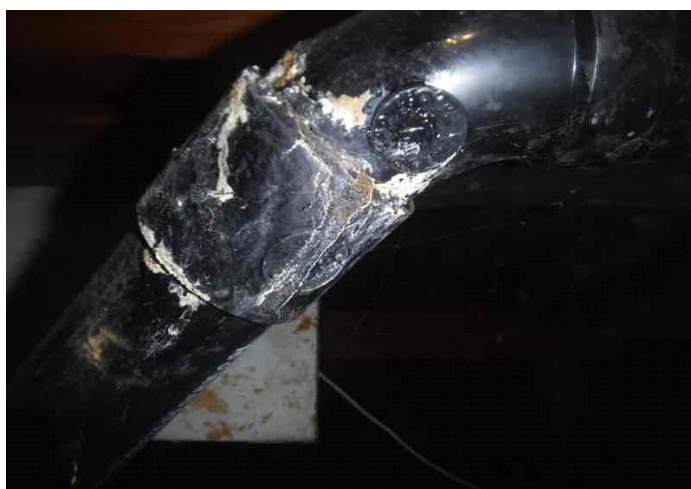


Photo 12



Photo 13

# Maintenance Advice

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## UPON TAKING OWNERSHIP

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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

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### 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 Date: 6/17/2022

Invoice No: LIV972999P

## Invoice

### Bill To:

Mark & Lavonne Simmons  
1952 Camargo Drive  
San Jose, CA 95132

### Property Information:

Address: 1952 Camargo Drive  
San Jose CA, 95132  
Report No: 595652 TPR  
Escrow#:

### Billing Information:

Inspection:	6/17/2022 Complete	\$725.00
Total Due:		\$725.00

**PAID**  
**DO NOT REMIT**

DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

*There is a \$25 fee for all returned checks*