PREPARED FOR:
Vincent & Bryte Bellotti
Inspection Address: 1018 Carolyn Ave
San Jose, CA

Inspection Date: 2/1/2021

INSPECTOR: CRAIG MOORHEAD

Represented by:
Kimberly Bellotti
Sereno Group
214 Los Gatos Saratoga Road
Los Gatos, CA 95030
Voice: 408-335-1400

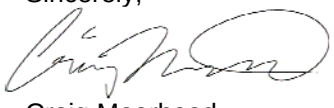
At your request, a home inspection of the property at 1018 Carolyn Ave was performed on 2/1/2021. WellHouse is pleased to submit the enclosed report. Thanks again for selecting our company, we appreciate the opportunity to be of service.

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

Conditions of a property over time can change or be changed. The information contained within the report reflects the observations and opinions of the inspector at the time the inspection was performed with the general age and construction type taken into consideration. Comments regarding possible observed conditions or recommendations are not intended as criticisms toward the building, rather, they are offered as a professional opinion pertaining to the present condition of the property. Items may have been included in report which are referred to as upgrades. These have been included where the inspector felt they might be beneficial to enhance the property.

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

Sincerely,



Craig Moorhead
WellHouse Corporation - Building Inspections

Received	25 Pages
Buyer	Date
Buyer	Date

TABLE OF CONTENTS

1. Overview

The property was a single story single family building which appeared to be approximately 92 years old when inspected. It was this inspectors opinion that the condition of the general building when inspected appeared to be average to above average compared with homes of similar age, type and/or location. An exception to the general condition however is the foundation conditions noted at the right portions of the building. Refer to comments made in the structural section below. The weather at the time of the inspection included generally dry conditions and a temperature of approximately 60 degrees. The weather prior to the date of inspection has included wet conditions. Evidence to indicate previous repair / modifications was visible at the time of inspection. These changes may have required building permits from the local building department when installed, therefore, it is recommended that interested parties review pertinent building permits. Generally, elements of construction need to comply with the locally adopted codes that were applicable at the time of installation and do typically vary between municipalities. The inspection has been performed in a manner generally consistent with the standards of practice of the "American Society of Home Inspectors" (ASHI). Effort has been put into the design and layout of this report so that it is clear and understandable. It is organized into sections according to building systems. Each section generally includes "description" paragraphs (following the section heading) containing the items which were inspected and which contains information regarding the specific system (i. e. : plumbing). When appropriate, cross references to other sections may have been included. The "Observed Conditions" paragraph contains items that were inspected and warranted comment. This may include comments for informational purposes, elements that need attention or repair, possible hazardous conditions, or items that were extraordinarily good. A specific recommendation is included as part of an Observed Condition when the inspector felt it was warranted. "General Comments" paragraphs are included when pertinent.

References to "front, back, left, or right" locations of the building are generally from the point-of-view that the entry is at the front elevation and faces the public access (street). The garage was inspected from the point of view that the automotive door faces the front elevation (Street). As a general note, the report may include references regarding further inspection and/or repair. It is assumed that this would be performed by a qualified / licensed contractor, engineer and/or architect. A contractor in this context is a licensed individual or company who performs construction and/or corrective work. An engineer or architect if called upon, would provide in-depth further investigation prior to corrective work when / if needed and would provide in-depth study of a condition and dictate specific needed repairs which could then be performed by a contractor.

2. Utility / Service Shut-Off Locations

ELECTRIC:
The electrical utility service meter was located at the exterior right area with the main panel / disconnect located near the meter. Interested parties should refer to the electrical section of this report for additional information.

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

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

3. Site & Topography

SOILS/GROUNDS:
The topography of the site was generally flat. The grading of the soil adjacent to the structure was generally flat and/or sloping away. During the course of inspection observations were made to indicate that appeared to be include silts as a characteristic of the soil (performance). A common affect of silts is to consolidate (shrink) over a period of time under loads, especially where moisture is present and can have an effect on the structures and/or flatwork constructed on the grounds surface. Therefore, maintaining constant and minimal moisture content of the soil is a desired goal. This was only a visual observation and no tests or sampling of the soil were made; for detailed information it is recommended to contact a local soils specialist. Concrete sidewalk(s) were installed at the perimeter of the property. Wood fences were generally installed at the general perimeter areas. Inspection of these was cursory only intending to identify the general condition. Provisions for underground perimeter site drainage were noted at exterior and visible at various places at the rain gutter down spouts and/or adjacent site locations. No opinion was rendered regarding the effectiveness of the system and the drain emitter location(s) were not ascertained.

FLATWORK:
The driveway was constructed of concrete. Concrete flatwork was noted and included the porch(s). Brick flatwork was noted at patio(s).

AMENITIES:
A landscape watering system was installed and included automatic / timer controls. Inspection of the system was generally not included. A fountain(s) was installed at the property. This was beyond the scope of the inspection and was not inspected, however, it is recommended to control access to the water, especially by small children. Refer to the California Compliance section at the end of this report for related comments.

PERGOLA
A detached Pergola metal and canvas structure was noted but was generally not inspected.

Observed Site Conditions:

3.1. The wood fence(s) were examined in a cursory fashion only and appeared to be in generally serviceable condition at the time of inspection with minor conditions noted. Monitoring and periodic maintenance repairs are suggested.

3.2. The sidewalk was in generally serviceable condition when inspected. Small cracks were noted in the surface that ranged from hairline up to 1/2 inch, however, this not uncommon and no significant gaps or unevenness was visible. It is recommended to monitor these areas for possible lifting or gaps that may be a tripping hazard. Periodic repair may be needed to keep these areas free of tripping hazards and safe for pedestrians. While some local municipals will provide repairs to the sidewalks, it is more common for this to be the responsibility of the homeowner.

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

3.4. Differing riser heights were noted at the back porch. Current standards provide for allowances of as much as 3/8-inch difference between riser heights to minimize possible tripping hazards.

3.5. The general condition of the brick patio(s) appeared to be good.

General Site Comments:

3.6. Low voltage landscape lighting was noted at the property. However, this is specialty equipment and generally not inspected. Interested parties should refer to the current owner for possible operational instructions.

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

4. Structure

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

FOUNDATION & FLOORS:

A concrete stem wall foundation was installed around the perimeter of the building. The purpose of the foundation is to transfer / distribute the building weight onto the soil. Reinforcing steel is placed in the foundation to provide significant added strength and can be commonly found in houses built since about 1960. Since the steel would be located internally, determining it's presence is beyond the scope of this inspection. A structural concrete retaining wall was installed at the basement foundation. Foundation Anchors (Bolts) were not installed because of the buildings age and method of construction. Anchors function to secure the wood sill plate (mud sill) to the foundation. Concrete piers and wood pier posts were generally installed to provide support to the floor framing in the sub-area. The general floor system included of 1X board sub-flooring supported by wood floor joists spaced at approximately 16 inch centers which in-turn were supported by wood girders. The crawlspace appears to have had rat proofing installed (concrete covering the surfaces). Dry conditions were generally noted in the sub-area location(s) at the time of inspection. Providing / maintaining proper site and roof drainage is needed to maintain dry under-floor soils.

ROOF/CEILINGS & WALLS:

The general attic was examined during the course of inspection, however, very limited access was noted because of small physical clearance and insulation. Conventional 2X wood framing was generally visible at the roof / ceiling structure. The walls appeared to be conventional 2X wood framing installed generally.

Observed Structure Conditions:

4.1. Gaps of 1 or more inches were noted at the varied foundation and sill plate juncture(s) and appeared to be related to long-term previous settling and rotation of the foundation. The gaps result in a weakened connection between the framing and foundation and is in need of attention. Refer to other related comments in this report.

4.2. Foundation bolting /anchors were not installed to secure the sill plate (mud sill) to the foundation when inspected. Further inspection to verify the existence of anchors (which may include destructive inspection) or adding anchors is recommended. Interested parties should refer to a qualified engineer for more specific and detailed information.

4.3. There was no access for inspection of the basement floor because of carpeting personal storage. No opinion was rendered regarding the areas that were not visible/accessible.

4.4. The general condition of the foundation at the front left and left appeared to be serviceable with crack(s) approximately up to an 1/8 inch . Refer to other related foundation comments. (See figure # 1)

4.5. A moderate build-up of efflorescence (white powder) was noted at the surface of the foundation and was visible from the sub-area including varied perimeter location(s). This is generally due to moist / damp soil conditions over a period of time and is commonly found on the surfaces of concrete and masonry. The build-up of efflorescence appeared common and notable for the age and location of the building.

Observed Structure Conditions: (continued)

4.6. Spalling (deterioration) was noted at the right and right-front surface of the foundation and was affecting up to a 1/2 inch of the surface. While this is a common condition with older concrete foundations and is generally caused by moist conditions and the general aging of the concrete, this appeared to be unusually heavy. Interested parties should refer to a licensed contractor specializing in foundations and/or a civil engineer for more detailed inspection and information. (See figure # 2)

4.7. The concrete basement retaining walls have been painted, however, they appeared to be in generally good condition with no notable cracks visible at the time of inspection.

4.8. Gaps of up to a 1/16 inch were noted at the back foundation and sill plate juncture(s). Refer to other related comments. (See figures # 3, 4)

4.9. Earth / wood contact was noted at the pier/post(s) visible in the sub-area including the fireplace hearth location(s). This condition may promote premature damage and wood destroying insects and should be modified / repaired. Refer to the structural pest control report for possible comments. (See figure # 5)

4.10. Moisture stains at the roof and/or ceiling framing were noted from the attic and visible at the plumbing vent pipes location(s) when inspected. This appeared to be due to previous roof leakage predating the roof replacement. Interested parties should refer to the current owner for possible related information. (See figure # 6)

4.11. The pull-down access ladder was in need of attention including improper installation and/or missing nailing at the hardware. Further inspection /repair is needed and recommended.

4.12. Improperly cut/modified ceiling framing at the pull-down-ladder was noted. This is a substandard condition and in need of attention. (See figure # 7)

4.13. Crawlspace: Moisture stains were noted at the underside of the sub-floor and/or framing including the hall bathroom sub-area(s). This appeared to be due to previous conditions when examined. Interested parties should refer to the current owner for possible historical information regarding the source of the stains. Further evaluation may be needed to determine if this is a current condition. It is recommended to refer to the pest control report for possible related comments. (See figure # 8)

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

4.15. Crawlspace: A crack with differential shifting up to about 1/2 inch was visible at the back-right foundation. Cracks up to 1 1/2 inches were visible at the back right and right front foundations. Gaps up to one or more inches was noted between the foundation and mud sill at the front living room, right, and right-half of the back foundations. Additionally, at these locations the rim joist was angled outward at its lower area. These conditions appeared to be due/related to previous long-term settlement in the foundation that has also caused the foundation to rotate. Further inspection/evaluation by qualified engineer is recommended. (See figures # 9, 10, 11, 12, 13)

4.16. Garage: Diagonal bracing was cut/modified at the back wall for the purpose of adding the secondary man door. There was no visible means of reconnecting or strengthening the diagonal bracing on either side of the door related to the modifications and has resulted in a weakened condition. Further attention/repair is recommended as a preventative measure. (See figure # 14)

Observed Structure Conditions: (continued)

4.17. Garage: Damaged and missing framing components were noted at the back left corner of the garage and included elements at the roof, mid- wall and lower wall areas including missing bottom plates. This appears to be due/related to long-term previous leaking at the roof drain through the parapet. Repair is needed by a qualified contractor and will require coordination with a roofing contractor. Interested parties should refer to the structural pest control report for possible related comments. (See figure # 15)

General Structure Comments:

4.18. The foundation has been examined with the intent of identifying objective and observable conditions related to visible deterioration, cracking and/or past performance. Cracking in concrete is extremely common and found in almost every foundation inspected. The size of cracks found during an inspection are usually small, less than 1/8 inch across. However, cracking in concrete can range in size from hairline (barely visible) to significantly large and may include differential movement to the point that the foundation is not performing as a cohesive supporting structure. Further, cracks running in the horizontal direction differ from vertical cracks and occur for different reasons. No opinion was rendered by WellHouse regarding the need for, or the future effectiveness of, repairs to prevent future conditions such as with the need for epoxy injection of cracks to prevent future corrosion. This involves injecting epoxy under pressure into foundation cracks with the intended purpose being to prevent future corrosion of the reinforcing steel (when present). One should be aware that these types of repairs / recommendations are highly subjective and debated among "experts". This would include the size of cracks for which epoxy injection is necessary or even possible. Opinions and recommendations generally are the result of past experiences of the individual person and/or company. Therefore, categorizing terminology such as "significant cracks" should be recognized as a subjective opinion. Additionally, be mindful that opinions between "experts" will vary greatly.

4.19. Further inspection of the foundation and framing connection to the foundation by a qualified engineer is recommended.

5. Insulation & Ventilation

INSULATION:
Glass fiber batt insulation without a moisture barrier was installed at the ceiling/roof area and appeared to have an average depth of approximately 10 to 12 (R-30). Current local standards would generally have roof / ceiling insulation with R-values usually ranging between R-19 and R-30 (with the larger "R" value indicating more insulation). (See figure # 16)Floor insulation was generally not installed. It was common for houses until most recently to not have floor insulation. R-19 floor insulation is commonly found in current local construction. While there was insufficient access to inspect for wall insulation, it is likely that it is not installed. It was common for older houses in this area to originally not have wall insulation. Current local standards would generally dictate insulation in the walls with the R-values usually ranging between R-11 to R-13.

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

STRUCTURAL VENTILATION:
Ventilation provisions for the attic(s) included gable vents. Maintaining good attic ventilation is beneficial to reduce the attic temperatures in the summer season and to prevent water condensation in the winter season. Perimeter vents were generally installed to provide sub-area ventilation; The vent coverings should be maintained with openings no larger than 1/4 inch to prevent possible access by insects and rodents.

General Insulation / Ventilation Comments:

5.1. A thermostatically controlled fan was installed to ventilate the attic. These are generally designed to automatically activate at a preset temperature, and are generally effective for ventilation of the attic. However, these devices will also automatically activate during a fire and could increase the rate of burning. Maintaining a manual disconnect (switch) that is accessible is recommended and should be generally kept in the off position when extended periods of non-use is expected. Interested parties should refer to the current owner for possible information regarding the existence / location of the manual disconnect switch for the attic exhaust fan. (See figure # 17)

6. Roofing

ROOFING MATERIAL:

GENERAL ROOF

The roof covering was viewed from the ground as the means of inspection. Clay roofing tiles were installed at the roof surface. The serviceable life of a clay tile is generally long, however, the nature of the material makes the roof fragile. The roof should be walked on as little as possible since this may allow tiles to crack and/or break which in turn could allow leakage.

FLASHING:

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

Observed Roofing Conditions:

6.1. General Roof: Limited / no access for inspection of the roof surface was noted because of the fragile nature of the material. Interested parties should refer to a qualified roofing contractor for inspection/information.

6.2. General Roof: Missing roof tiles were noted at the time of inspection and were visible at the left garage parapet places. This will promote premature deterioration and/or leakage and is in need of repair by a licensed roofing contractor.

General Roofing Comments:

6.3. General Roof: Interested parties should refer to the roofing report for comments and possible recommendations.

7. Exterior

WALLS / EAVES:

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

OTHER EXTERIOR COMPONENT:

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

Observed Exterior Conditions:

7.1. Limbs / branches from nearby foliage was in contact with the building at the left exterior. Foliage should be trimmed / maintained to prevent contact with the building and cleaning the roof surface of foliage / debris should be done as periodic maintenance to prevent possible related problems and/or premature deterioration of the roofing material.

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

7.3. Cracking and/or loose stucco was noted at the back-left bedroom left window wall(s) and may be due to localized settling / seasonal movement. Interested parties should refer to the structure section for possible comments. Improving the drainage in this area is recommended to help reduce future settling/movement. Seal / repair the stucco as needed to prevent moisture intrusion into the wood wall locations and monitor the area for possible future conditions.

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

7.5. Cracking was noted at the back-right wall(s) and appeared to be located at or near the juncture of the framing and foundation and may be due to localized settling. No evidence of current related adverse foundation conditions were visible. However, improving the drainage in this area is recommended to help reduce future settling/movement. Seal the cracks to prevent moisture penetration and monitor the area for possible future conditions. Interested parties should refer to a contractor specializing in foundations and/or a civil engineer for more specific information / details.

7.6. Damage was noted to the back porch roof brace location(s). Remove the damaged wood and repair as needed. Interested parties should refer to the pest control report, where applicable, for possible comments.

7.7. General Exterior: Exterior lights were noted which were not properly sealed at the juncture of the wall(s). Fixtures should be sealed to the wall around the top and sides and left partly unsealed at the bottom. Modification is recommended to prevent possible moisture intrusion.

8. Doors & Windows

DOORS:

A single, raised panel wood door was installed at the entry. Sliding closet doors were installed at the interior. Hinged closet doors were installed. The interior passage doors were generally wood. The garage had a single sectional metal door(s) installed for automobile access and had counter balance coil springs installed when inspected. A metal door was installed at the back garage exterior.

WINDOWS:

Wood framed casement (crank open sash) windows were installed at the general exterior wall locations. Wood framed fixed windows were installed at the basement exterior wall locations. Vinyl framed sliding windows were installed at the varied exterior wall locations. Single pane glass was installed at some of the windows. Double pane glass was installed generally at the windows.

Observed Doors/Windows Conditions:

8.1. Damage was noted to the wood jambs and/or stucco mould at / near themain (auto) garage door. Remove the damage wood and repair as needed. Interested parties should refer to the pest control report, if applicable, for possible comments.

8.2. The sectional garage door had a bent panel noted when examined, however, it appeared to be serviceable.

8.3. Damage was noted to the wood jambs and/or stucco mould of the secondary garage door. Remove the damage wood and repair as needed. Interested parties should refer to the pest control report, if applicable, for possible comments.

8.4. Breakfast Nook: Spots and/or condensation were visible at the insulated glazing panels interior surface(s) of the windows. This is generally due to the insulated glazing panel seal having failed and therefore allowing air and moisture into the previously vacuum sealed space. The condition likely has slightly diminished the insulative value and impairs the clarity.

8.5. Dining Room: Spots and/or condensation were visible at the insulated glazing panels interior surface(s) and noted in numerous window locations. This is generally due to the insulated glazing panel seal having failed and therefore allowing air and moisture into the previously vacuum sealed space. The condition likely has slightly diminished the insulative value and impairs the clarity. Repair of this condition requires replacement of the glazing at each affected location. For more detailed information pertaining to the specific count of the affected windows and replacement costs and timing refer to a qualified glass/window company.

8.6. Laundry: Spots and/or condensation were visible at the insulated glazing panels interior surface(s) of the French door(s). This is generally due to the insulated glazing panel seal having failed and therefore allowing air and moisture into the previously vacuum sealed space. The condition likely has slightly diminished the insulative value and impairs the clarity.

8.7. Living Room: Cracked glass was noted at the window(s). Interested parties should refer to a qualified tradesperson for repair.

8.8. Living Room: Spots and/or condensation were visible at the insulated glazing panels interior surface(s) and noted in numerous window locations. This is generally due to the insulated glazing panel seal having failed and therefore allowing air and moisture into the previously vacuum sealed space. The condition likely has slightly diminished the insulative value and impairs the clarity. Repair of this condition requires replacement of the glazing at each affected location. For more detailed information pertaining to the specific count of the affected windows and replacement costs and timing refer to a qualified glass/window company.

9. Garage / Parking

OTHER GARAGE / PARKING:

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

Observed Garage / Parking Conditions:

9.1. The concrete slab floor of the garage had cracks and pitting noted in the surface and appeared to be raised / heaved in the center area. The unevenness of the floor surface appeared to be partly related to the expansive nature of the soils, therefore, it is likely a common in this area. While the condition may change in the future, it appeared to be in generally serviceable condition when inspected.

9.2. The garage door opener electric eye was mounted more than six inches above the garage floor at the main door opening. Modification, for safety reasons, is recommended to lower the electric eye to a distance of approximately six inches above the floor.

9.3. Damage was visible and noted at the garage interior wall framing, wall sheathing, mud sill, roof sheathing and roof framing at the back left corner and may be due to current and/or previous leakage at/adjacent to the roof drain through the wall parapet. Further attention /repair s needed by a qualified contractor. Further investigation is recommended to determine the source and if it is due to a current or previous condition.

10. Interior

GENERAL:

Wood was installed at the general finish flooring. Stone tile was installed at the master bathroom and hall bathroom finish flooring. The walls and ceiling surfaces appeared to be generally (wood) lath plaster and/or drywall.

KITCHEN

Stone counters and wood cabinets were installed. A porcelain sink was installed in the counter. A combination gas with electric ignition stove/oven appliance was installed. An exhaust hood was installed at the stove top area. While generally no opinion is rendered pertaining to the units filters, periodic cleaning and/or replacement is needed / recommended. A garbage disposal unit was noted at the sink with an electrical manual disconnect (usually a utility cord) installed. A dishwasher was installed and had a manual electrical disconnect installed.

BATHROOM(S):

MASTER BATH

An open able window was installed to provide ventilation into the bathroom. A stone counter and wood vanity was installed at the bathroom. A fan was installed to provide ventilation. A stall shower was installed. Ceramic tile was installed at the shower walls.

HALL BATH

An open able window was installed to provide ventilation into the bathroom. A stone counter and wood vanity was installed at the bathroom. A fan was installed to provide ventilation. A bath-tub (only) was installed. Ceramic tile was installed at the tub-back walls. A stall shower was installed. Ceramic tile was installed at the shower walls. Shower enclosure door(s) were installed at the shower. Evidence, which appeared to indicate safety glazing, was noted at the glass. The enclosure should be periodically caulked / maintained to prevent water from leaking through the joints and causing damage to adjacent materials.

Observed Interior Conditions:

10.1. Basement Stairs: minimal head clearance and notably steep stairs including very shallow tread depth were installed at the basement access. Additionally the passage door was installed to swing over the stair and without a landing as is required with current construction standards. These appeared to be related to the original construction predating current building standards. Modifications to provide a more safe installation should be considered and is recommended.

10.2. Kitchen: The juncture of the counter and back splash was unsealed when examined. Seal the areas where the back splash and/or side splash join to prevent possible moisture penetration.

General Interior Comments:

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

11. Indoor Environment

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

12. Plumbing

GAS SUPPLY:

Steel piping was generally installed for the building fuel/gas distribution. Provisions to accommodate a gas appliance were visible at the dryer (laundry) when inspected.

WATER SUPPLY:

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

DRAIN/WASTE & VENTING:

The drain/waste system appeared to be serviced by the local municipal sewer system as per the age and location with the waste lines sloping to the front where visible. It is recommended that interested parties refer to the current property owner for information regarding the history of any possible previous problems. ABS (Acrylonitrile-Butadiene-Styrene) piping was added at the drain / waste system. A small percentage of ABS piping in this area has been included in class-action litigation regarding inferior materials and generally applies to piping after September 1985. WellHouse has made a visual examination as to the condition on the date of inspection and no attempts to identify the manufacturer or date of manufacture to determine if this applies to this particular building. Interested parties should obtain the services of a licensed plumping contractor to pursue this type of information. Cast-iron and/or galvanized iron piping was generally installed at the drain / waste system.

LAUNDRY

A standpipe drain was installed to accommodate the washer (laundry), however, it was not tested during the inspection.

Observed Plumbing Conditions:

12.1. A plumbing vent pipe was noted which ends inside the attic and visible at the left location(s). This is an improper installation and the vent should extend to the exterior. Attention by a licensed contractor is recommended.

12.2. Crawlspace: The ABS drain-waste piping had metal support/hanger(s) that was in direct contact. A buffer material is generally used to prevent direct contact and resulting abrasion. Modification is suggested. (See figure # 18)

12.3. Crawlspace: Drains were installed / modified including the master bathroom drain location(s) which were missing an installed clean-out at the end of the drain lines when examined. This configuration appeared to be a minor condition, however, modifying the installation is suggested. Interested parties should refer to a qualified plumbing contractor.

12.4. Laundry: The laundry stand pipe drain trap assembly was improper including a possible S-trap and a T-coupling installed in place of a drain wye. This is a substandard installation since a separate drain trap should have been installed for each.

13. Electrical

SERVICE / PANELS & DISCONNECTS

The primary grounding source for the electrical system appeared to be plumbing pipes and a ground rod when examined. The electrical service to the building was located /installed as an overhead "service drop". The service entry provided by the local utility was 3 wire - 110/220 volts. The service conductors were not visible when inspected. The method or type of wiring installed was generally ungrounded with grounds noted non-metallic sheathed cable and knob and tube where visible.

MAIN ELECTRICAL PANEL

The size / amp capacity of the main electrical panel was 200 with circuit breaker over current protection device(s) installed. The ratings were determined by markings on the panel and/or disconnect. Over current protection at the panel branch circuits was provided by circuit breakers. The type of wiring installed in the panel was generally ungrounded with grounds noted metallic sheathed cable and knob and tube where visible. The installed distribution wiring servicing the 110 and 220 (120/240) volt circuit(s) appeared to be generally copper where visible. Grounding conductors in the main panel were visible. Bonding (connection of the ground) of the panel was noted when inspected. Access for inspection of the panel included examination behind the dead front / face plate.

A/C DISCONNECT

An electrical disconnect panel was installed at the back and was servicing the nearby air-conditioning equipment. (See figure # 19)

GFCI PROTECTION

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

GFCI TEST/RESET LOCATIONS INCLUDE:

-- Right Exterior Receptacle(s) -- Garage Receptacle(s) -- Kitchen Receptacle(s) -- Master Bathroom -- Hall Bathroom

OUTLETS / FIXTURES:

Triplex (three prong) grounded electrical receptacle(s) were installed at the general building location(s).

Observed Electrical Conditions:

13.1. Crawlspace: Severed and open wiring was noted with bare / exposed conductors visible at the living room location(s). While these were not tested for power when examined, the opposite end of the wire was not verified as being disconnected and therefore may be (possible to become) energized. This may present a current safety hazard and a licensed electrical contractor should provide needed repairs.

13.2. Basement: Improper wiring methods including unprotected wiring and bare / exposed conductors were noted and visible at the back basement area junction box location(s). This presents a current safety concern and it is recommended to have a licensed electrical contractor provide repairs as needed. (See figure # 20)

13.3. Main Electrical Panel: Circuit breakers were noted at the panel that were unmarked or different brands as the panel manufacturer. No opinion has been rendered pertaining to the appropriateness of the installed components. Interested parties should refer to the pertinent building permits regarding the installation and/or have a licensed electrician further examine the installation.

13.4. Right Yard Exterior: Electrical junction boxes /receptacles were visible and located at the right side fence location(s) which had soil too high. This is generally considered as a minor condition, however, it should be modified to prevent possible moisture intrusion into the J-box and maintain a safe installation. (See figure # 21)

13.5. Breakfast Nook: Unprotected surface wiring and conductors was noted and was visible at the under cabinet light. Building standards would generally dictate that wiring which is located in habitable areas be protected from physical harm for safety purposes. A common means for the wiring to be protected is for it to be located in the wall cavity or in conduit.

Observed Electrical Conditions: (continued)

13.6. Living Room: An ungrounded triplex receptacle(s) was noted when inspected and appeared to be serviced with a 2 wire (ungrounded) system including the accessible to test location(s). While the third ground hole in the receptacle gives the appearance of a grounded outlet, there was no detectable ground when examined/tested. Modification back to a duplex (two prong) receptacle or installation of a ground is recommended. Further inspection / repairs by a licensed electrical contractor is recommended.

General Electrical Comments:

13.7. The installed distribution wiring servicing the building circuits appeared to include knob and tube wiring methods where visible. Knob and tube wiring is an out-dated wiring method and problems inherent with it could include aging of the wire insulation with deteriorated / cracked insulation which could result in an unsafe condition of exposed copper. Previous industry standards prohibited insulation to be placed on knob and tube wiring because of a fear of heat build-up around the wiring, however, that limitation has since been reversed and insulation contact is no longer prohibited. Currently there is a general requirement to place a label on the attic interior near the scuttle opening indicating "Knob and Tube wiring is present below the insulation and presents a possible hazard". Knob and tube wiring has been, and currently is generally allowed by electrical standards to be installed if it is installed consistent and in the spirit of the original installation methods. No opinion has been rendered by this inspector or our company regarding the general presence of knob and tube wiring. Our opinions are offered and limited to the condition of the installed system as ascertained by visual inspection. In-depth inspection of the system was not performed. For more detailed inspection regarding the wiring installation, you should contact a licensed electrical contractor and/or local consumer protection agency.

14. Mechanical

WATER HEATER:

BASEMENT WATER HEATER

A / an (undetermined type of) gas fired water heater was installed and had a rating of 40,000 BTU's (British Thermal Units). A thermostat was installed at the unit that will control the water temperature by cycling the burner on/off. The higher the temperature setting, the hotter the water and higher the energy consumed. Inversely, the lower the temperature is kept, the more economical the unit will be to operate. The temperature setting is ultimately a personal choice and will likely require some experimenting, however, care should be taken to not set the temperature so hot as to be unsafe. The tanks approximate age was 20 - 22 years and the capacity was 50 gallons. The water heater unit was located at the basement area. A T&P (temperature and pressure relief) valve was installed at the tank and a discharge pipe was installed. A double (type-B) and single wall vent flue was noted above the tank. A draft diverter (hood) was installed. The draft hood is located on top of the tank above the units vent opening and has the flue connected to it with the purpose of providing/maintaining proper venting. Seismic bracing of the water heater was installed, see California Compliance section below.

HEATING / COOLING:

Flexible HVAC ducting was generally installed to distribute conditioned air from the supply plenum to the boots (registers at the interior). The ducting appeared to have fiberglass insulation and was wrapped with a plastic moisture barrier.

HVAC

A standard efficiency natural gas fired forced-air furnace was installed and had an input rating of 100,000 BTU's (British Thermal Units). Evaluation regarding equipment appropriate sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. The unit was located in the basement. The age of the unit was 18 - 20 years. A programmable thermostat was installed at the building interior to control the units operation. The air-filter was disposable. While it is important to keep the air-filter clean, the frequency for cleaning and/or replacement will vary depending on personal use and local conditions. It is a good idea to check the filters monthly until a maintenance pattern is established. The ignition source to light the units burners was a hot-surface igniter . The metal heat exchanger, installed as part of the furnace assembly, transfers heat through the metal while isolating the products of combustion (gases) from mixing with the house air flowing on the opposite side the heated surface. A blower fan was installed to circulate the house air through the furnace heat exchanger to be heated and then to the house interior. A double (type-B) and single wall vent flue was installed at and services the furnace. Central air-condition was installed as part of the forced-air HVAC (heating, ventilating, air-conditioning) system. Evaluation of the equipment was regarding operation and condition and not equipment sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. A condenser unit was installed at the exterior and located at the back. An air-handler unit was installed adjacent to the furnace/heater unit and contains evaporator coils where cold refrigerant flows through and warm (unconditioned) air blows across to be cooled. Provisions for drainage of the condensation water, which collects during operation, was noted. Refrigerant lines were visible and function to connect between the condenser unit and evaporative coils. Refrigerant flows through the closed loop system with "cold" refrigerant sent to the air-handlers evaporative coils and "warm" refrigerant returned to the condenser to be recooled. Commonly these are identifiable by the cold supply lines being insulated and the return lines not.

Observed Mechanical Conditions:

14.1. Basement Water Heater: The gas piping servicing the water heater did not have a sediment trap installed adjacent to the controls. The installation may have been installed prior to current standards, however, modifying the installation to include a sediment trap is suggested as a preventative upgrade measure. Interested parties should refer to a qualified contractor.

14.2. HVAC: Soil and/or landscape material was in contact with the A/C condenser unit. This is an unwise condition and may cause the condenser coils to become clogged and deteriorated which would shorten the life of the equipment. It is recommended to move the soil away from the A/C equipment.

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

General Mechanical Comments:

14.4. HVAC: The air-conditioning system was not tested because the ambient (outdoor) temperatures appeared to be colder than 60 degrees Fahrenheit at the time of inspection. Running the unit in cold temperatures may damage the equipment and should be avoided. The unit should be tested prior to the close of escrow, if possible, to verify operation. When running, the suction line (usually insulated and larger in diameter) refrigerant line near the unit should be cold to the touch and the liquid line (smaller in size and not insulated) should feel warm (not hot) to the touch.

15. Chimney(s) & Fireplace(s)

LIVING ROOM

Support of the chimney flue above the roof level included building framework / siding. The fireplace chimney was a manufactured metal chimney flue pipe and had a spark arrestor and rain cap installed when inspected. The fireplace firebox was constructed of refractory panels where visible. The firebox is the area in which wood fuel is burned and is visible from the interior. It functions to direct smoke upward, reflect heat to the interior room, and to protect the structural chimney brick from the intense heat. A metal damper was installed at the unit and visible at the upper firebox area. The (outer) hearth at the fireplace was constructed of brick and functions to provide / maintain a fire resistant surface near the fireplace opening. Glass doors were installed at the face of the fireplace opening. These are helpful in preventing sparks from popping out into the room while burning a fire. Also, the doors will reduce drafts caused by air going up the chimney when the fireplace is not in use.

Observed Chimney/Fireplace Conditions:

15.1. Living Room: The fireplace firebox was examined from the interior and appeared to be in serviceable condition when inspected.

General Chimney/Fireplace Comments:

15.2. Living Room: The chimney was examined from the ground only at the time of inspection because of roof access limitations and the unit interior liner was not examined. Refer to the roof section of this report for possible related comments.

16. California Compliance

SMOKE ALARMS:

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

Smoke alarms were noted at varied bedrooms and hallway(s) adjacent to the bedrooms when inspected. These should be periodically tested and maintained in working order.

CARBON MONIXIDE DETECTORS:

A carbon monoxide detector(s) was installed at the interior near the bedroom(s) at the time of inspection. Maintaining the device(s) in working condition is recommended for safety reasons and compliance with California statute. Placement of these are required to be outside of sleeping areas (generally hallways) and should be consistent with the detector manufacturers installation instruction.

WATER HEATER SEISMIC BRACING

Seismic strapping: Provisions for anchoring (seismic strapping) was installed at the water heater unit and it appeared to be within the minimal state standards.

CALIFORNIA POOL SAFETY ACT 115922:

A swimming pool , hot tub or wading pool with water 18 inches or more depth was not installed at the time of inspection.

17. Photographs

Figure 1(# 1667)

Figure 2(# 1685)

Figure 3(# 1671)

Figure 4(# 1673)

Figure 5(# 1687)

Figure 6(# 1657)

Figure 7(# 1661)

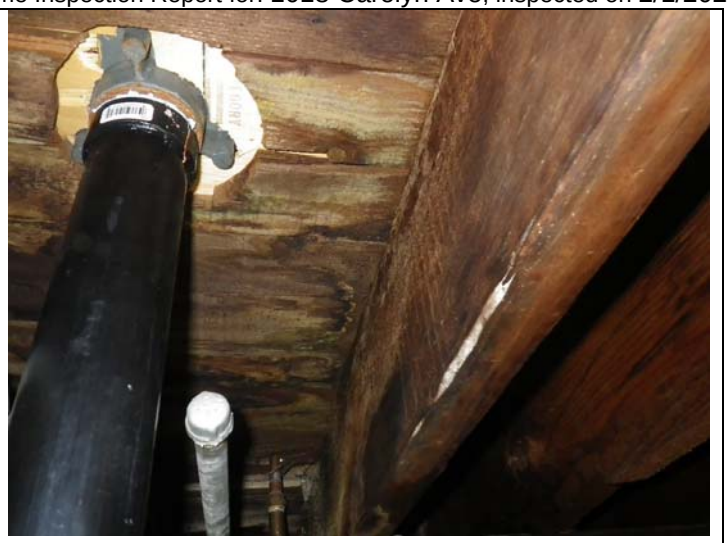


Figure 8(# 1666)

Figure 9(# 1674)

Figure 10(# 1676)

Figure 11(# 1680)

Figure 12(# 1683)

Figure 13(# 1691)

Figure 14(# 1645)

Figure 15(# 1647)

Figure 16(# 1659)

Figure 17(# 1658)

Figure 18(# 1670)

Figure 19(# 1653)

Figure 20(# 1698)

Figure 21(# 1651)

PLEASE READ CAREFULLY

AGREEMENT FOR HOME INSPECTION SERVICES

1. As requested by **Vincent & Bryte Bellotti** (hereafter called client), WellHouse Corporation (hereafter called WellHouse) has performed a visual home inspection of **1018 Carolyn Ave**, **San Jose**, CA, on **2/1/2021** for a service fee in the amount of **$575** at the time. WellHouse is providing this written report identifying the present condition of the below stated items. This inspection will be of readily accessible areas of the house and is limited to visual observations of apparent conditions which were existing at the time of the inspection. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Items or conditions which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection includes only the items and systems expressly and specifically identified as follows:

* Drainage	* Interior	* Heating	* Roof
* Foundation	* Materials of Construction	* Crawlspace/basement	* Insulation
* Electrical	* Attic	* Fireplace(s)	* Appliances
* Plumbing	* Central Air Conditioning	* Driveway/walkways	* Exterior

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

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

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

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

4. The inspection/report is NOT a compliance inspection for past or present governmental codes or regulations of any kind. Though the building codes are a standard for some of our evaluation, by definition, such inspections can only be performed by the building department of local jurisdiction.

5. The inspection and report DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ELECTRICAL LINES, POLES, OR TRANSFORMERS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. Client is urged to contact a reputable specialist if information, identification or testing for the above is desired.

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

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

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

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

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

9. Payment is due upon completion of the on-site inspection unless arrangements for escrow billing were made prior to the inspection. There will be a $50. 00 charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments will paid by the purchaser of the service. Any fee not paid within 30 days of the inspection will have a service charge of 1. 5% monthly or 18% per annum added to the inspection fee. Credit is on an approval basis

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

WellHouse™ Building Inspections

P.O. Box 174, Hollister, California. 95024

Tel: (408)370-9192 Fax(408)370-9193

February 4, 2021

INVOICE

Date: 2/4/2021

INVOICE NUMBER: **2102002**

SERVICE DATE	DESCRIPTION	AMOUNT
2/1/2021	House Inspection	$ 575.00

Amount Received	- $ 575.00
Total Due	**$ 0.00**

Customer Information

Customer:
Vincent & Bryte Bellotti - Seller(s)

Inspection Address:
1018 Carolyn Ave
San Jose, CA

Inspection Date: 2/1/2021

Represented by:
Kimberly Bellotti
Sereno Group
214 Los Gatos Saratoga Road
Los Gatos, CA 95030

Telephone: 408-335-1400,

If you have any questions concerning this invoice, call: (408) 370-9192

THANK YOU FOR YOUR BUSINESS!