




## Home Inspection Report



**16513 Bonnie Lane, Los Gatos**

**Ordered by: Shannon Susick**  
Coldwell Banker Real Estate  
410 N. Santa Cruz Avenue  
Los Gatos, CA 95030

**Inspected by:**

  
Shawn Anderson  
May 3, 2024

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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 1967. 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.

### Roofing

1. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 7)



Photo 07

2. The sloped roofing is nearing or past the end of its life cycle. There are a significant number of deteriorated and/or cracked tiles on the ridge and throughout the field. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 20)



Photo 20

### Exterior

3. 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)



Photo 08

**Exterior**

4. For safety purposes, railing(s) should be provided at the front. (See Illustration 3J) (See Photo 1)

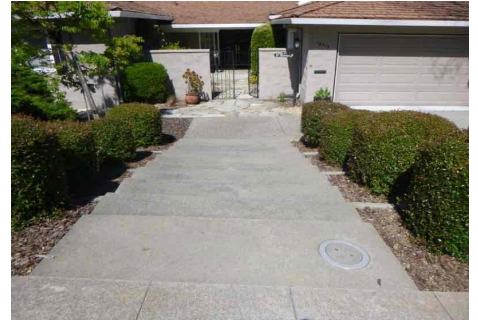


Photo 01

5. The window trim at the left side shows evidence of water damage. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 10)



Photo 10

6. Water damage was observed to the roof eaves/sheathing at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 4) (See Photo 6)



Photo 04

7. Water damage was observed to the rafter tails at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3) (See Photo 5)



Photo 03

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



Photo 02



**Electrical**

9. We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 9)



Photo 09

**Heating System**

10. The combustion air and/or draft air upper and/or lower vents for the heating system appears to be clogged. This condition limits proper cross ventilation. We recommend improvements. (See Photo 14)



Photo 14

**Plumbing**

11. The drain is deteriorated and leaking into the crawl space under the laundry room. We recommend all leaks be repaired. (See Photo 18)



Photo 18

12. The sink faucet handles leak at the half bathroom. We recommend all leaks be repaired. (See Photo 11)



Photo 11

**Interior**

13. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 9H) (See Photo 12)



Photo 12

14. Evidence of water damage at the kitchen floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 21)



Photo 21

15. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 15)



Photo 15

16. The cosmetic gas fireplace was not operational at the time of our inspection, possibly due to the system being turned off. We cannot offer opinions about system performance or general condition. We recommend the fireplace be tested when the system has been restored or repaired. (See Photo 13)



Photo 13

17. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 17)



Photo 17

## 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: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

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.

### **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:

<b>Attic (Access)</b>	• Location: Hallway • Attic Method Of Inspection: From the Access
<b>Roof Structure</b>	• Rafters • Plywood or Orientated Strand Board • Spaced Plank
<b>Ceiling Structure</b>	• Joist
<b>Wall Structure</b>	• Wood Frame
<b>Floor Structure</b>	• Wood Columns • Wood Floor Beams • Board and Plank Subfloor
<b>Crawlspace/Basement (Access)</b>	• Location: Primary Bedroom Closet
<b>Foundation</b>	• 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. Minor vertical 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. (See Photo 16)
2. 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).
3. Water stains were evident in the attic and garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.
4. A vapor barrier was present at the time of inspection in the crawlspace area. Installation of this barrier is typically done to aid in preventing damage to wood members from excessive moisture conditions. Inspection of the vapor barrier and its installation is beyond the scope of this inspection. The owner or interested parties should consult a licensed soils and drainage specialist for further information.
5. There is evidence of moisture entry and periodic accumulation of water in the crawl space. This condition may vary seasonally and/or with precipitation intensity. This condition should be monitored to determine if excessive moisture is present. If excessive moisture develops, upgrading of the drainage system should then be considered. The owner should consult a licensed soils specialist for further information.
6. 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.
7. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.

## 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	• Tile • Method of inspection: From the UAV
Chimney	• Masonry • Lined • Method of inspection: From the UAV
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above and Below Grade

## COMMENTS:

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

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

- ! 1. Leaks were noted in the downspouts and/or gutters at the front. During wet weather conditions these areas are more obvious and during dry weather conditions they are noted from the stains at the areas where the leaks have occurred. We recommend all leaks be repaired. (See Illustration 2D) (See Photo 7)
- ! 2. The sloped roofing is nearing or past the end of its life cycle. There are a significant number of deteriorated and/or cracked tiles on the ridge and throughout the field. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 20)
- 3. Minor typical cracking was noted in the masonry chimney. In our opinion, these are cosmetic items, but we recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
- 4. Debris was noted on the roof covering. We recommend removing all debris to avoid creating water traps and to assist in the shedding of water from the roof.
- 5. Due to the presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
- 6. Debris was noted inside the gutters. We recommend the downspouts and gutters be cleaned out.
- 7. Some of 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.

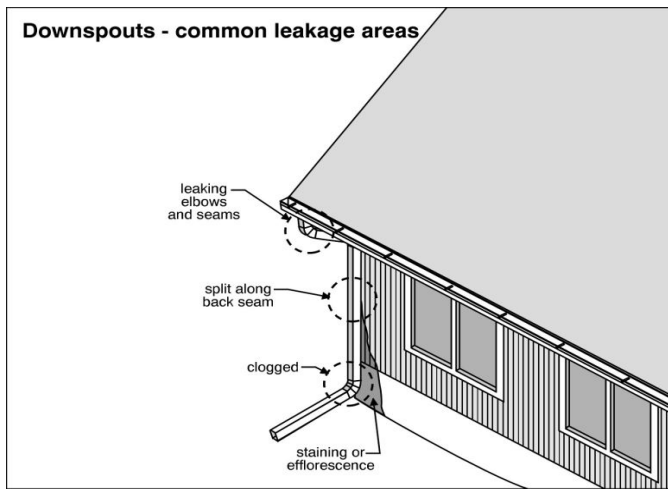
## MAINTENANCE ITEMS & GENERAL INFORMATION

- 8. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

## 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.

- We did not go on the surface of the roof. The chimney was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.
- We did not go on the surface of the roof. The roof was inspected from a unmanned aerial vehicle (UAV). Our comments are based only upon a limited visual inspection.



*Illustration 2D*

## Exterior

### ITEM DESCRIPTIONS:

Lot Topography	• Uneven
Driveway	• Concrete • Stone
Walkway & Sidewalks	• Concrete • Stone
Retaining Walls/Abutments	• Decorative Brick Planters
Fencing/Gates	• Wood • Steel
Porch/Deck, Patio Covers	• Wood • Stone
Stairs/Railings/Landings	• Concrete • Stone
Exterior Walls	• Stucco
Windows	• Vinyl • Metal
Doors	• Wood • French • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

### COMMENTS:

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).

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)

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

- ! 1. For safety purposes, railing(s) should be provided at the front. (See Illustration 3J) (See Photo 1)
- ! 2. The window trim at the left side shows evidence of water damage. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 10)
- ! 3. Water damage was observed to the roof eaves/sheathing at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 4) (See Photo 6)
- ! 4. Water damage was observed to the rafter tails at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3) (See Photo 5)
- ! 5. The fence is in satisfactory condition, however one or more fence posts are loose at the rear. We recommend all loose, damaged or deteriorated posts be reinforced or replaced as necessary. (See Photo 2)
6. The garage door opener is working properly but it is noisy. We recommend that the moving parts be lubricated to reduce the noise and prolong the life of the mechanism.
7. The driveway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
8. The opening in the base of the garage side door should be covered or the door replaced to eliminate rodent or moisture entry. (See Illustration 3D)
9. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
10. 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.
11. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. There is potential for erosion. If problems are suspected or additional information is desired appropriate trades should be consulted.
12. Water stains were noted under the eaves or overhang at the front overhang. This may be the result of roof leakage. For further evaluation of the condition of the roof, we recommend you consult a licensed roofing contractor. Refer also to the Roofing section of this report.

13. The window in the garage side door lacks tempered glass (special safety glass that will not shatter). For safety reasons, we recommend the installation of tempered glass.
14. A rafter tail at the rear right corner was noted to be loose or unbound. We recommend all loose wood members be re-secured as necessary.

#### MAINTENANCE ITEMS & GENERAL INFORMATION

15. 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 and/or underground drainage runoff.
- Interior finishes (floors, walls, ceilings) restricted the inspection of the garage.
- The deck was not inspected and are excluded from this report.

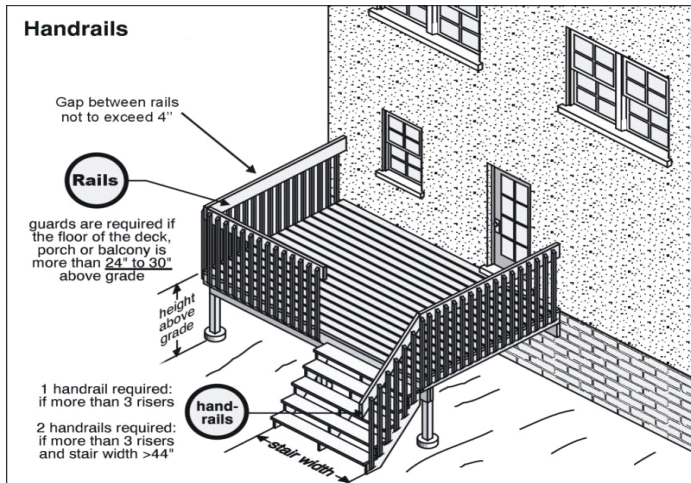


Illustration 3J

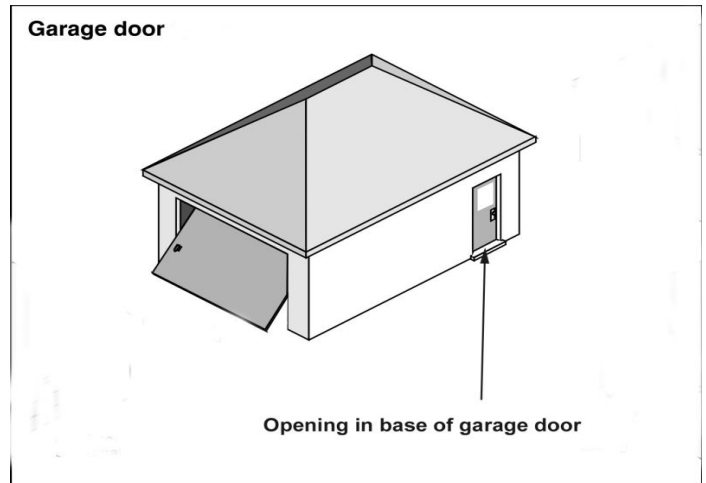


Illustration 3D



# Electrical

## ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire • Water Pipe Connections
Main Disconnect	• Breakers • Main Service Rating: 100 Amps
Main Distribution Panel	• Breakers • Location: Exterior Rear • Panel Rating: 100 Amps
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded/Ungrounded
Ground Fault Circuit Interrupters	• Bathrooms • Kitchen

## COMMENTS:

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

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

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.

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

- ! 1. We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 9)
2. 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.
3. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider.

## MAINTENANCE ITEMS & GENERAL INFORMATION

4. One or more of the circuit breakers within the main electrical panel are not of the same manufacture as the panel. Due to the age of the panel, original manufacture circuit breakers may not be readily available. Since no obvious conditions are noted replacement would be optional.
5. 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

6. 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.
7. 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:

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

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications

may have been added to existing circuits.

- 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.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

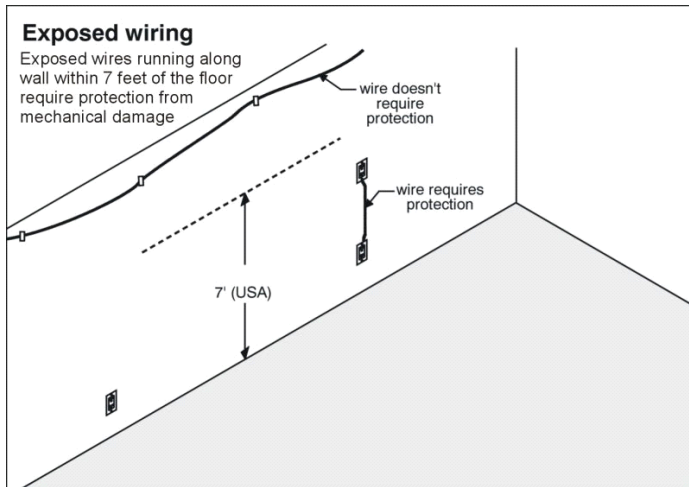


Illustration 4E

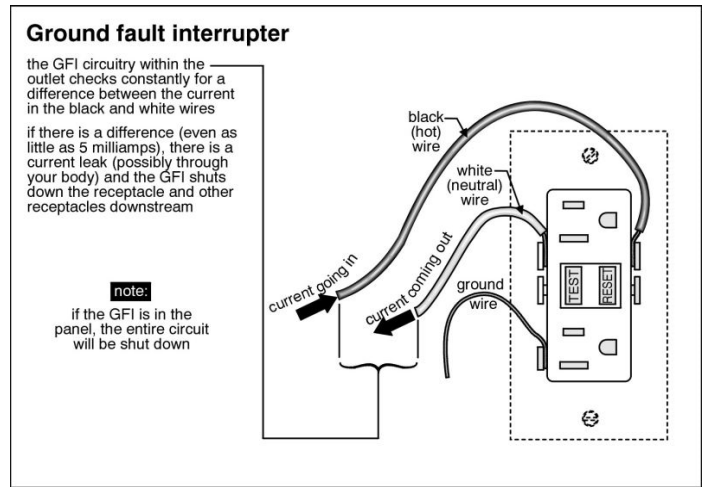


Illustration 4L

# Heating System

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**ITEM DESCRIPTIONS:**

Primary Source Heat	• Gas
Heating System	• Forced Air
Distribution/Ducting	• Ductwork

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**COMMENTS:**

The typical life cycle for a heating unit such as this is 20-25 years. The heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

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

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

- ! 1. The combustion air and/or draft air upper and/or lower vents for the heating system appears to be clogged. This condition limits proper cross ventilation. We recommend improvements. (See Photo 14)

**MAINTENANCE ITEMS & GENERAL INFORMATION**

2. 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

**LIMITATIONS:**

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

- 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

- 240 Volt Power Supply

### Cooling System

- Air Cooled Central • Wall Mounted Unit (Not Inspected) • Manufacturer: Lennox • Location: Exterior Rear

## COMMENTS:

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

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

1. The fins that are part of the coil at the exterior condenser unit show minor damage. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation.

## 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.

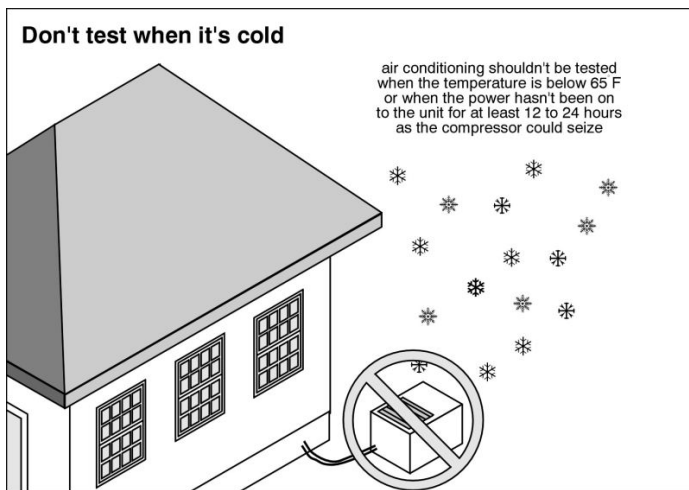


Illustration 6A



# Insulation/Ventilation

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**ITEM DESCRIPTIONS:**

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Attic/Roof Insulation	• Fiberglass • Depth (inches): 6-8"
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Fascia Vents
Crawlspace Ventilation	• Exterior Wall Vents

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**COMMENTS:**

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

1. Missing, compressed, or uneven insulation in various areas of the attic should be replaced or evened out to improve the insulating value in these areas.
2. There are no functional windows or fans in the laundry for ventilation. As a upgrade we recommend an exhaust fan that discharges to the building exterior be considered.
3. The exhaust vent fan at the hall bathroom was noisy when operated. We recommend it be cleaned, lubricated, or repaired as necessary for quiet operation.

**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 Left Side
Supply Piping	• Copper
Drain/Waste/Vent	• Metallic Material
Cleanout	• Location: Exterior Front
Main Gas Valve	• Location: Exterior Left Side
Water Heaters	• Manufacturer: Bradford White • Capacity: 40 Gallons • Approximate Age (years): 7 • Gas • Location: Hallway Closet
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

## COMMENTS:

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

1. The metallic drain piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in clogging and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary. (See Photo 19)
2. The installation of a sediment trap at the furnace gas line is recommended.
3. There is evidence of heavy corrosion and rust, on the exposed and accessible metal drain piping at the crawl space. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should be considered.
- ! 4. The drain is deteriorated and leaking into the crawl space under the laundry room. We recommend all leaks be repaired. (See Photo 18)
- ! 5. The sink faucet handles leak at the half bathroom. We recommend all leaks be repaired. (See Photo 11)
6. There is a gap between the tub spout and wall at the hall bathroom which should be sealed to prevent moisture intrusion.
7. The toilets at the half, hall and primary bathrooms are loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)

## 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. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- 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.

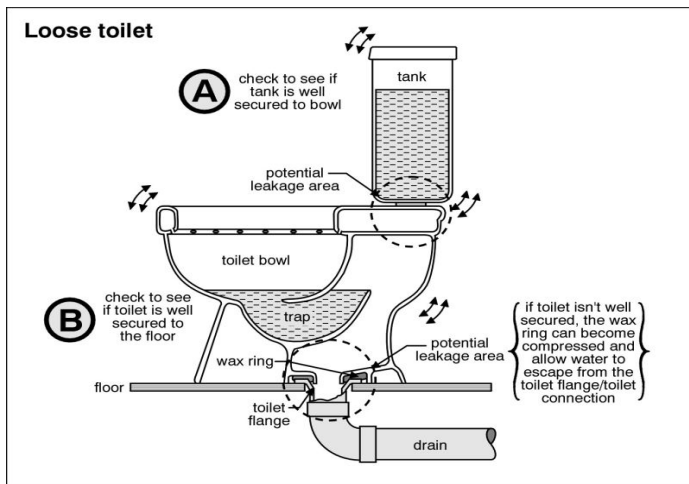


Illustration 8J

# Interior

## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Electric Range • Dishwasher • Waste Disposal • Exhaust Hood
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster
<b>Floors</b>	• Carpet • Wood • Laminate Flooring
<b>Doors</b>	• Hollow Core • Pocket
<b>Window Style and Glazing</b>	• Casement • Sliders • Double Pane
<b>Stairs/Railings</b>	• Not Present
<b>Fireplace/Wood Stove</b>	• Masonry Fire Box • Cosmetic Gas
<b>Cabinets/Countertops</b>	• Wood • Tile • 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. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 9H) (See Photo 12)
- ! 2. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 15)
- ! 3. The cosmetic gas fireplace was not operational at the time of our inspection, possibly due to the system being turned off. We cannot offer opinions about system performance or general condition. We recommend the fireplace be tested when the system has been restored or repaired. (See Photo 13)
- ! 4. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 17)
- 5. Left side bedroom door does not latch properly. We recommend that hinges, latches and strike plates be adjusted to restore full operation.
- 6. Minor cracks and/or erosion of the rear wall of the fireplace are normal and should not be of a concern in the immediate future unless or until the bricks become deeply eroded or loose.
- 7. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
- 8. Various interior electrical outlets were partially inaccessible due to personal belongings and/or furniture 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 all personal belongings and furniture be removed and these areas further inspected.
- 9. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.

#### KITCHEN

- ! 10. Evidence of water damage at the kitchen floor was observed. The extent of the damage is difficult to predict without removing floor coverings. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 21)

#### BATHROOMS

- 11. The pocket door knob/latch, wheels or track at the half bathroom are damaged and/or not fully operational. We recommend it be repaired.



**MAINTENANCE ITEMS & GENERAL INFORMATION****INTERIOR**

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

**KITCHEN**

13. 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.
- 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.

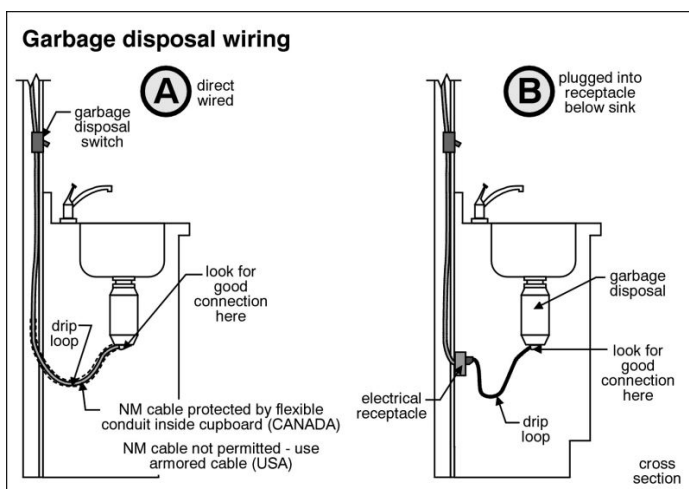


Illustration 9H

## 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

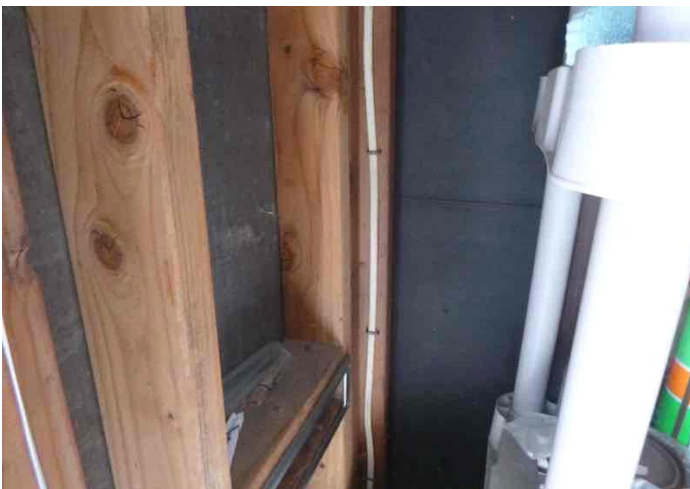


Photo 09



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18





Photo 19



Photo 20

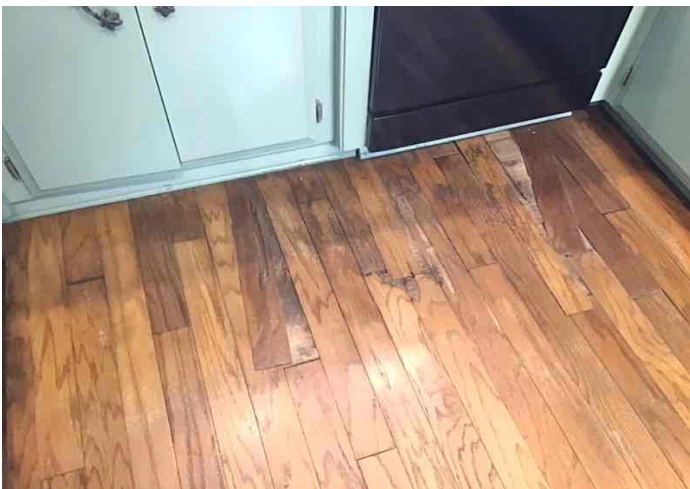


Photo 21

# 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: 5/3/2024

Invoice No: LIV1078778P

## Invoice

### Bill To:

Charlene Ramos  
Cornerstone Title  
506 N. Santa Cruz Ave  
Los Gatos, CA 95030

### Property Information:

Address: 16513 Bonnie Lane  
Los Gatos CA, 95032  
Report No: 635652 TPR  
Escrow#:

### Billing Information:

Inspection:	5/3/2024 Complete	\$835.00
Total Due:		\$835.00

#### DUE UPON RECEIPT

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

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