

May 10, 2012

Prepared for:

Nadine Marigo

Cover Page 1
Report Pages 1-10
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Property: 3230 Williams Road, San Jose CA 95117

Thank you for allowing Tri-Star Inspection Services to prepare this property inspection report for you. Please be aware that this report is a two-part educational service; the on-site inspection, which is verbal and visual, and the HomeBook with its recorded "key sheet" report pages that have been completed by the Home Inspector. If you have not received the HomeBook, please contact your agent or our office. Only Tri-Star Inspection Services can sell or transfer this report.

You have been informed of our inspection time because our focus is on education and information. If you were unable to attend today's inspection, we offer to meet with you, for a fee, to walk-through the property explaining everything in detail, answering your questions, and making sure you understand everything in the report. This service is also available for a new buyer if this inspection has been done for the seller as a pre-listing inspection.

Whether you are a seller, buyer or homeowner, please remember to read all of the information in the HomeBook associated with the items which have been circled, checked, underlined, or noted on the "key sheets" to have full knowledge of the content of this report.

Please contact our office to schedule Re-Inspections for items repaired after the original inspection, Walk-throughs or to Re-Inspect items that were blocked or non-accessible. We are always available by phone to answer any questions you may have.

Thank you.

Inspector: Duane Serrano

Gen. Cont. Lic. # B579397
Bonded & Insured

Phone: 408-266-2706
Fax: 408-377-9304

www.TriStarInspections.com
info@TriStarInspections.com



YOU ARE CONTRACTING WITH THE COMPANY PROVIDING SERVICES, NOT THE COMPANY PUBLISHING THIS REPORT FORMAT.

No. **3230 Williams Rd.**INVOICE # 0510122DATE 5/10/12DRS
initialsTO: Nadine Marigo

(Work) _____

Present Address: _____

(Home) _____

Street

(Fax) _____

City

State

ZIP Code

(E-mail) _____

TRI★STAR**INSPECTION SERVICES****520 McGilncy Ln., # 9 Campbell, CA 95008****Ph: (408) 266-2706 Fax: (408) 377-9304**

is pleased to furnish the following report on the property known as:

3230 Williams Rd.

Street

San Jose

CA

95117

City

State

ZIP Code



ASHI CERTIFIED INSPECTOR

Inspection time: 1:30 PM

Start

/ 4:55 PM

Finish

Approx. Temp: 80Occupied/Vacant/StagedRecent weather: Clear

Today's

ClearApprox. property age 58 years.

File this receipt with your:

Acquisition Costs

Selling Expenses

N/A

Client/Agent Attention:

Complete**Partial****Minimal****None**

Others in Attendance: _____

Tenant

Attendance: Seller

Buyer

Owner

Listing Agent

Selling Agent

Selling agent:

n/a

Listing agent:

n/a

Company:

Company:

Telephone: (Office)

Telephone: (Office)

(Direct)

(Direct)

(E-mail)

(E-mail)

(Cell)

(Cell)

**DISCOUNTS AND
SERVICE CHARGES**Cash / Check Discount:

Electronic HomeBook Only:

Walk Through w/Client:

Reinspection:

Charges:Inspection Standard Visual Inspection\$ 540.00Single Family Home 1844 sq. ft.

\$

\$ (15.00)

\$

\$

\$

\$

TOTAL \$ 525.00Paid in full: \$ 525.00Check # 6336

Other _____

INSPECTED BY:

Duane Serrano, ACI

Co

Tri-Star Inspection Services**Please Note:**

If you were unable to attend the inspection today, we offer to meet with you, for a fee, to walk-through the property explaining everything in detail, answering your questions, and making sure you understand everything in the report.

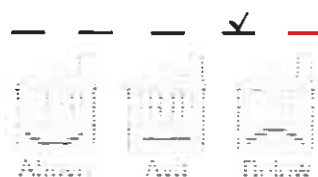
This service is also available for a buyer if this inspection has been done for the owner/seller as a pre-listing inspection. Please call our office to schedule.

CONFIDENTIAL INFORMATION: ONLY THE INSPECTION COMPANY SHALL SELL OR TRANSFER THIS REPORT.

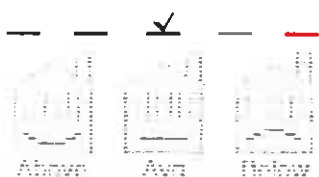
Note: This report is a two-part service; the on-site inspection, which is verbal and visual, and the Homebook with its recorded "key sheet" report pages that have been completed by the Home Inspector. As such, it is not considered transferable.

PERSPECTIVE SUMMARYNo. **3230 Williams Rd.**THIS SHEET SUMMARIZES THE OVERALL CONDITION OF THE VARIOUS HOUSE SYSTEMS
IN COMPARISON TO HOUSES OF ITS PEERS.**STRUCTURE:**

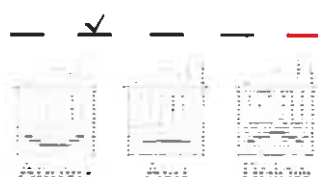
Major / Minor
Complex / Simple
Repairs Recommended

ELECTRIC:

Major / **Minor**
Repairs Recommended
Circuit Check Recommended

HEATING / AIR CONDITIONING:

Major / Minor
Repairs / Maintenance Recommended
Aged Equipment

PLUMBING:

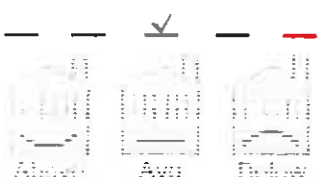
Major / **Minor**
Repairs / Maintenance Recommended

BASEMENT / CRAWL SPACE / SLAB:

Major / **Minor**
Repairs Recommended
Moisture / Seepage signs present

KITCHEN:

Major / **Minor**
Repairs Recommended
Aged Equipment

INTERIOR:

Major / **Minor**
Repairs Recommended
Cosmetics

EXTERIOR:

Major / **Minor**
Repairs Recommended
Cosmetics

Level of complexity: **High** Medium LowSubjectivity of opinions: **High** Medium Low

Probability of undiscovered/unreported problems/unsafe conditions

Major **H** M L Minor **H** M L**MAJOR POINTS OF CONCERN ARE:**

Foundation Cracks
Boiler & Water Heater Combustion Air Supply
Firewall, Garage Door Springs & Opener Sensor Heights
Exterior Tripping/Falling Hazards & Driveway Conditions

SIGNIFICANT QUALITIES OF THIS HOUSE ARE:

Copper Plumbing Supply Lines
Newer Gutters and Downspouts
Newer Roof Materials
Remodeled Kitchen (21 years ago?)
Upgraded Attic Insulation
Upgraded Bathroom Showers
Some Upgraded Dual Pane Windows
Upgraded Dual Pane Patio Doors
Finished Wood Flooring

Note: You must read all of the information in the HomeBook associated with the items which have been circled, checked, underlined, or noted on these key sheets to have full knowledge of the content of this report.

Additional/enlarged problems and increased expenses are likely unless concerns/recommendations contained in this report are acted on immediately. Failing to act before taking ownership increases your risk of problems and expenses. You must maintain your property; budget 1-3% of the purchase price for routine annual maintenance.

CONTRACT: This report is a summary done to a generalist level. You are expected to follow-up with specialists for greater detail, etc. You must read all of the backup information in the report and you must act on it prior to taking ownership of the property. Please reread your contract and contact the inspection company if you or your attorney have any concerns about its provisions.

IF YOU HAVE NOT ATTENDED THE INSPECTION, THERE IS LIKELY TO BE MUCH THAT YOU WON'T KNOW BY ONLY READING THE REPORT. PLEASE CONTACT THE INSPECTOR AT EITHER OF THE FOLLOWING NUMBERS:

Daytime **408-266-2706**Evening **408-266-2706**

FOUNDATION: ACCESS ☐ Typical ☐ restricted Foundation Seismic Bolts ☐ retrofit ☒ Upgrade Recommended

☒ Full basement ☒ Crawl space ☒ Slab ☒ Post tensioned slab ☒ Combination ☒ Gradebeamed Upgrade

☒ Pier/piling (elevated) ☒ Original construction ☒ Dug out ☒ Expanded ☒ Columns concrete / block / brick / metal / wood

MATERIALS: ☒ Brick ☒ Block (☒ Parged/ ☒ unparged) ☒ Terra Cotta ☒ Stone (loose) ☒ Poured Concrete ☒ Wood

SETTLEMENT NOTED: Slight ☒ Moderate ☒ Ongoing ☒ Adequate repairs made ?

HOUSE IS: ☒ Stone ☒ Solid masonry /cavity wall ☒ Brick veneer (W/O weeps) ☒ Wood frame ☒ Floor: trusses / joists / reinforced

☒ Roof Trusses / Rafters ☒ Log ☒ Tremor Resist / Retrofit ☒ Hurricane / flood resist ? Tie Beams end braces retrofit:

☒ Earth ☒ Earth sheltered

FRAMING: Settlement ☒ Slight ☒ Moderate ☒ Ongoing ☒ Adequate repairs made ? ☒ Access impaired

☒ **LIGHT FRAMING:** ☒ Temporary supports / beams / columns ☒ Past fire damage ?

WOOD BORERS: ☒ Past activity ☒ Evidence of treatment ☒ Repairs adequately made ? ☒ Not completely seen

MISC: ☒ Additions/outbuildings ☒ Expanded septic ? Access impaired ☒ shallow crawl space ? ☒ Wall Anchors

☒ **POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST:**

☒ **COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED:** ☒ AMATEUR WORK/REPAIRS

☒ Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?

☒ Check with a professional engineer, pest control contractor, foundation contractor, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS small	
B <u>FOUNDATION</u> bulged/cracked	Expert	one time settlements / poor drainage	
Excess load Tree root Settled slab		b SLAB cracked/shrinkage/finish	
Ongoing settlement soft mortar		c Cold Pours Form Ties Porous wall	
C FOOTING size/placement/undercut/rotation		d DETERIORATED support/s column/s	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post.....	
F COLUMN unsound / eccentric load		rd g ROT/DECAY Subfloor/joist/beam/sill plate/post ...	
rd G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
rd H CANTILEVER/S unsound/rotted		rd i WOOD BORERS ? Unrepaired decay/damage....	
I STOOP ROTATION Foundation/Piers ?		rd j CONDITIONS conducive to wood ROT	
J WALL FRAMING rotted/decayed/Woodborers ?		k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi layered support	
L Span/header/column/support nails		m <u>FLOORS</u> deflecting / springy / creak	FYI
M LINTEL/ARCH Settled Deflected		n ROOF sags / ponds Cracked rafter/s	
N BRICK VENEER separation settlement		rd o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		rd p TRUSS Rising Cut / damaged chords / rafters...	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination...	
rd Q PORCH BEAM rot/decay Expanding Lintels ...		r LINTEL rusted / expanded.....	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?			

Corresponding Major Concerns

B. Various vertical foundation cracks exist going from the top to the footings. Rear left corner foundation is cracked & beginning to separate. Various cracks show signs of water penetration which can rust & corroded the steel rebar in the foundation. Have the foundation further inspected by a qualified foundation expert.

Note: Excludes inspection of the outbuilding.

Corresponding Minor Concerns
m. Floors creak and are springy at various areas.

NOTE: Sealed boxes are not opened, electromagnetic fields (EMF) are not checked.

△ EMF Electromagnetic Fields ?

ACCESS: (A) Typical (B) restricted (C) Utility off/system not checked Voltage 120 / 240 / 208 1 3 Phase Main Breaker

Approx. Amps: (D) Entrance cable Meter base ? (E) Main Box/es 100 / △ EXPANDED SYSTEM

(G) Underground (H) Weatherhead (I) Breakers (J) fuses (K) Buzz/hot (L) (resettable) Useful Upgrade

PANEL: Location: Main Panel Left elevation

Sub Panel: water heater closet Main Disconnect: Left elevation

(L) Labeled (M) unlabeled (partial) (N) Single (O) multiple (P) trough

(Q) Expansion Room Y (R) N

(S) A/C Readily Accommodated Y (T) N N/A

(U) Loose wiring in panel △ Hostile environment

GROUNDING: △ Plumbing/gas/rod foundation multiple central ? (H1) Surge suppressor/s (I1) Lightning rods useful upgrade/s

GROUND FAULT BREAKERS: (J1) Panel/Bath/Garage/Exterior/Pool/Kitchen/Basement Extended/Useful Upgrade

PLUG DISTRIBUTION: △ Minimum △ typical △ upgraded △ two/three hole type/combination (N1) Hidden devices/switches?

WIRING: △ Close/Custom/Pool Lighting (P1) Outbuilding/Yard (B1) Low Voltage/DC Lighting Auxiliary/heat tape Extra circuitry recommended

Supplemental Power △ Substandard maintenance △ Circuit check recommended

△ AMATEUR WORKMANSHIP:

△ Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?

△ Check with an electrician, code authority, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A INADEQUATE POWER SERVICE	Expert	a ENTRANCE/MAJOR APPLIANCE LEADS loose	
B ENTRANCE CABLE UNDERSIZED		ANTIOXIDANT needed	
* C ALUMINUM general lighting circuits		b TRIPPED BREAKER/S BLOWN FUSES	
D UNFUSED/UNPROTECTED circuits (>5')	Expert	c MULTIPLE taps/Circuits ? EXTENDING of circuitry ?	
E OVERFUSING		d CIRCUIT(S) not connected in panel	
F WATER/RUSTED connections in box		e EXTENSION cords SPLICED wires	Repair
G SHORT CIRCUIT burned/frayed wiring		f FRAYED appliance wires PLUGS	
H GFCI/ARC Fault/Circuit Breaker bad/broken		g ADAPTERS Nonpolarized/ungrounded	
U ^{NA} I KNOB AND TUBE wiring system		h WIRES/BOXES uncovered/loose unprotected	
J EXTENDED major appliance circuit		FIXTURES broken/defective clearance ?	
K GROUND BONDING STRAP/ROD missing/loose		i RECEPTACLES dead/ungrounded	Repair
L CONTACT HAZARD exterior/interior	Expert	painted/broken/covers/rusted/loose	Repair
		poor connections reversed polarity	Repair
		J SWITCHES/DIMMERS defective	FYI
		multiple pole needed	
		k ANTENNA Close wire contact/ungrounded	
		l ENTRANCE frayed/in trees	
		m METER/ENTRANCE CABLE loose/frayed/drip leg	PG&E
		n OUTSIDE FIXTURES open to weather	
		o WIRE/PANEL damage/inappropriate	Repair
		p DOORBELL nonfunctional	
		q SUB PANEL bonding/grounding ?	

Corresponding Major Concerns

A. Due to the added circuits, the main panel may be inadequately sized. Have further inspected by a qualified electrical contractor.
D. Wiring has been added improperly in the main panel & the subpanel & this installation is a fire hazard & a major safety issue. A 20 amp breaker has been added improperly located in the garage wall & the wiring is also a contact hazard. Have further inspected & repaired ASAP by a qualified electrical contractor.

L. Spliced wires are exposed & not installed into junction boxes located in the attic over the kitchen & living room & in the crawlspace under the kitchen & the hall. Non water proof switches are installed within the boundaries of the right bathroom bath tub-contact hazard.

i. Outlet for the dishwasher & disposer has reversed polarity. Outlet in the garage below the window has reversed polarity.

Note: The outlet for the washing machine is ungrounded (located behind the washing machine).

Note: Recommend upgrading all exterior outlets, garage outlets, bathroom outlets & kitchen counter outlets to be GFCI protected.

Corresponding Minor Concerns

i. Rear elevation outlet is not properly covered for exterior use. Many three prong outlets tested test ungrounded.

m. Main cable wires are frayed-contact the power company for repairs.

e. Extension cords used to power the washing machine, clothes dryer & garage door opener.

j. Cannot determine what one switch operates located at the left bathroom.

o. One screw is missing to secure the subpanel cover.

CONFIDENTIAL: CLIENT MAY NOT
SELL OR TRANSFER THIS REPORT.

HEATING/AIR CONDITIONING No. 3230 Williams Rd.

ACCESS: (A) Typical (B) restricted (D) COMBUSTION AIR SUPPLY (A) out/makeup/house air to air heat exchanger Left elevation
(C) Utilities/pilots off/equipment not checked (A) Heat exchanger inaccessible/non-visible MAIN GAS VALVE LOCATION: inside/outside/gas tank
HEAT: (E) Space (F) Central (G) combination (H) Multiple system/zone/balance devices (A) Rooftop unit/Hostile environment/Garage
(J) GAS/OIL/ELECTRIC APPROX. BTU/KW/TON: Heating 80K / / / BTU/KW Cooling: / / / TON
(K) GRAVITY (A) FORCED: airflow (A) up (N) down (N) side (N) counter flow (crawl space) Attic garage (O) Duct damper/booster fan
(P) Flexible ducts (Q) Hi/low pressure (R) Slab ducts (transite) (S) Radiant ceiling plenum (T) returns: Central (U) individual
(V) Humidifier: Evap/atom/drip/steam (W) Electronic/special filter (X) Condensate pump
HOT WATER: (Y) One/Two Pipe (Z) circulated (A1) Radiators (B1) convectors (C1) baseboards (D1) fan coils (E1) radiant (A) overhead loop
BOILER: (G1) Conversion (H1) tube type (I1) STEAM: (A) one/two/pipe (A) boiler upgraded
FUEL/S: (L1) Gas (M1) oil (N1) electric/radiant (O1) heatpump element ? (P1) wood (Q1) coal (R1) Kerosene (S1) LP gas (A) Fuel change (A) Outside air
EQUIP: (U1) Pilot (V1) elect ignition (W1) Flue damper (X1) power burner (Y1) Induced draft (Z1) Condensing type (discharge?) (A2) Catalytic
(B2) sealed combustor (A) (separate flues ?) FLUES: (B) restricted access (D2) Masonry (L2) Terra cotta (A) Transite (G2) Metal/Plastic (A) Preheater
(I2) OIL: Tank (J2) (Inside (A) Patched (K2) outside (L2) buried (A) Abandoned ? (M2) Filter (A) Old masonry flue
(P2) SPACE HEATING: (Q2) Elec. (bsbd/fan) (A) Radiant (R2) Heatpumps (S2) Gas (L2) Kero (A) Unvented (U2) Wood stove (V2) (insert) (A) Cool flue
AIR CONDITIONING: (X2) space/central/combination split/package (Y2) Electric compressor/s (Z2) Gas Chiller/s (A3) Window/wall units
(B3) water heat sink (C3) Evaporative (A) Retrofitted Overhead Replaced Compressor ?
THERMOSTAT/CONTROLS: (D3) Single/multiple (E3) Central (F3) Combination (G3) setback (A4) (SIMULTANEOUS OPERATION)
(B) SOLAR SYSTEM: Operating: Y N (A) AMATEUR WORK: (A) Substandard Maintenance (A) Living units on same air system
HEAT AGE: ? / / 5 Yr. replace prob. H M L \$ \$ \$
AC AGE: / / 5 Yr. replace prob. H M L \$ \$ \$
(M3) ☒ Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?
(N3) ☒ Check with a code authority, health official, mechanical contractor, Radiant Heat Expert for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A MISMATCH unit/house/distribution		a HEAT EXCHANGER/casing/duct rust	
B HEAT EXCHANGER ? cracked/holed/rusted test		b FURNACE/BOILER water/rust/clean/service	
C BOILER LEAKAGE frozen system ?		c FLUE rust/connection/incline/length	
D FLUE unsafe clearance/capacity/mixed draft ?		d WIRING burned/loose	
E COMBUSTION AIR insufficient ?	Repair	e PILOT/BURNER adjust/clean/replace	
F AC/HEAT PUMP UNIT/S out/partial/not tested		f AIR HANDLER vibrating/loose/dirty/drip pan/drain ?	
BACKUP heat out/partial ?		g "V" BELT adjust/replace pulley	
no G ASBESTOS? exposed friable ?		h CONTROLS/GAUGES repair/replace ?	
H STEAM CONTROL repair replace		i AC COIL dirty clean tray fix pump	
I APPLIANCE/WOODSTOVE clearance ?		j SWITCH missing/broken poor location	
J FLUE DAMPER malfunction ?		k HUMIDIFIER/STAT out water/service ?	
K OIL BURNER/HEATER dangerous		l ELECT FILTER out ? hookup/dirty/service	
L SPACE HEATER dangerous ?		m FILTER/DUCT dirty/loose/missing ?	
M UNEVEN HEAT Distribution/Stratification ?		n PLENUM/DUCTS nolsy/tape/insulate/repair	
SUPPLY/RETURN placement ?		o CIRCULATOR out/repair/lubricate	
N ROOMS WITHOUT heat/cooling		p VALVES feed/relief/zone AIR TANK	
O ELECTRIC UNIT out/series ?		q AIR BLOCK High/low pressure/purging	
		r OILBURNER FIREBOX seal reline	
		BAROMETRIC damper install service	
		s UTILITY ROOM enclosure ?	
		t RADIATOR/BASEBOARD valves/handles	
		u REGISTER missing/damaged/stuck	
		v CONDENSER/Heat Pump/chiller Clearance Support	
		Refrigerant Lines Fins Oil stains Service	
		w FLUE CAP missing/rusted/loose	
		x THERMOSTAT broken/loose/old/location/battery low	

Corresponding Major Concerns

E. One garage vent is sealed closed by drywall which is restricting combustion air for the boiler & automobiles. No lower combustion air vent located for the water heater closet.

Note: Excludes inspection of the radiant heat system & all it's components. Have inspected by a qualified radiant heat specialist.

Note: Recommend installing a gas shut off wrench at the gas meter.

Note: This house once had a forced air heating system. Most of the components have been removed however, debris from the system exists in the crawlspace.

Corresponding Minor Concerns

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item be a "major problem" if extensive or professionally contracted.

REV: 8/03 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

PLUMBING

No. 3230 Williams Rd.

ACCESS: (A) Typical **A** restricted **B** Utilities off/equipment not checked **D** Dry system **78** PSI **8** Reducing valve **9** Upgrade
WATER: (C) Public ? **D** Private **E** Separate **F** together **G** Shallow **H** deep **I** abandoned
TREATMENT: (H) Hookups **I** Equipment **J** Operating ? **K** Bottled water **L** Fixture stains **M** Quality test recommended
MAIN SHUTOFF: (K) Location **L** Right elevation **M** Poor access **N** **FIXTURE SHUTOFFS:** Y N **La** Some
(M) Backflow/Anti-siphon devices **N** HOSEBIBBS Standard/Frostproof/off **O** access, needed ? **P** Valve **Q** petcock
(O) Street/well supply line: **P** Internal Supply lines: **Q** Drain, Waste, Vents (mechanical): Exterior
A Lead **b** Gal **c** Brass **d** Copp **e** Plas ? **a** Gal **b** Brass **c** Copp **A** Plas **a** Gal **b** Cast **c** Lead **d** Copp **e** Plas
WASTE: (R) Public ? **S** Private septic system **T** (Infringements) **U** Expansion room ? **INSURANCE INFORMATION:**
A Pump dependent system/cistern % supply piping updated _____
MISC: (V) Hot tub **W** Whirlpool **X** Steam bath **Y** Sauna Number of years ago _____
A Lawn sprinklers (work) ? Zones **n/a** **Z** Well Problems: _____
TILE: **A** Mastic/Mud/Painted **B** Previous repairs: _____ **C** Vulnerable
A ATTENTION: **D** Sewer pipe through wall **E** Bar/laundry pump **F** Small/old septic system **G** Orangeburg ? **H** Check/flush valve
I Fixtures W/O overflow/painted/reinforced/fiberglass **J** Tub W/O Access **K** Ceramic tub/stall **L** Safety Glass? Enclosure ? **M** Fixtures/pipes overhead/outside wall
N Fire Sprinkler **O** Old gas lighting system **P** rigid pipe/seismic area **Q** Lead supply line **R** Cisterns **S** Cultured Marble / Marlite tub/stall
(R) Rough in/partial **S** House trap **T** Stains tub/shower **U** Problems
(U) WASHER: **N/A** Age _____ Replace Prob. **H** **M** **L** \$ _____ **W/D** connection/s available
(V) DRYER: **N/A** Age _____ Replace Prob. **H** **M** **L** \$ _____ **Gas**/electric **A** Un - vented / long / cold / Plastic
(W) WATER HEATERS: #1 Age **5** years Replace Prob. **H** **M** **L** \$ _____ #2 Age _____ Replace Prob. **H** **M** **L** \$ _____ **Gas** **X1** electric **(Y)** oil
A LP gas **A2** solar **B2** Heat pump **C2** Circulated **D2** Integral boiler **E2** 40 / _____ Gal. Tank/s **F2** strap/flex line upgrade **G2** Instant **H2** Central
AMATEUR WORK: **D** **A** Substandard Maintenance
L2 **V** Unexpected minor expenses for this property may approximate: \$200 - \$300. **(More)** Less ?
H2 **A** Check with a plumbing contractor, code authority, health official, _____ for complete information

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	
A WELL/SEPTIC failure/equip. out/repairs		
B GRAY/BLACK water septic remains ?		
C EXTRACTOR PUMP failure/seal		
D VERY/LOW FLOW 1/2" pipe/clog/kink ?		
E FROZEN SYSTEM present/past ?		
F FREEZE VULNERABLE pipes pumps ?		
G SHOWER/TUB leak split? Rusted		
H CROSS CONNECTION Supply/Waste ?		
I TILE REPAIR Wall protection		
J T/P VALVE needed/relocate ?		
K DWV/SUPPLY Pipes Leaking/broken Lead ? ..		
L BACKVENT missing/location ?		
M BRASS PIPE Deposits Copper/lead Acid		

Corresponding Major Concerns

MINOR PROBLEMS/SAFETY CONCERNS	Action
a FLOOD RIM Laundry tub "S" trap backvent ?	
b DRAIN slow/stopped/indine trap/missing	
c STORM WATER to sanitary sewer	
d WATER HAMMER hangers/unlike metals	
e WATER HEATER leak/drain/clean dip tube ? adjust flame shield/flue connection/backdraft ? elements/thermostat/thermocouple ? extension pipe	
f FIXTURES missing/loose/marred/crack stained/chipped/peeling/crazing	
g HARDWARE dog/chatter/reverse/rebuild WELL	
h POPUP DRAIN CONTROL repair/missing	
i VALVE repack/washer/seat handle/no access	Repair
j TOILET loose/leaks/hardware/flush/cracked	
k SHOWER DOORS/HEAD repair hardware caulk	
l TILE caulk/grout/reset/replace shower guards	
m BATH FANS out/noisy/extend Upgrade	Repair
n TUB COMPRESSION SEALS out/no access ?	
o GAS leak/valves/drip legs/flex pipe	
p DRIP TRAY water heater/washing machine/air handler ..	
q LEAKS/ CORROSION pipes/fittings/other	Monitor
r SPRINKLER REPAIRS	
s WASHER/DRYER drip pan/hoses/knob/noisy/vent	

Corresponding Major Concerns

Corresponding Minor Concerns

i. Right bathroom tub cold valve leaks when operated. Right bathroom sink faucet constantly drips water.

Note: Recommend insulating all exterior exposed copper piping.
Note: The water heater is properly earthquake strapped per the CA State Architects requirements.

BASEMENT/CELLAR/CRAWL SPACE/SLAB**CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.****No. 3230 Williams Rd.**ACCESS: ☒ Typical/ ☐ Restricted/ ☐ none Traversed: fully ☐ partially ☐ none ☐ N/A**UNDER HOUSE SPACE IS BEST DESCRIBED AS:**☒ Basement ☐ Cellar ☐ Crawl space ☐ Slab ☐ Combination ☐ Grade beams used ☐ Open (elevated unit) GarageFLOOR: ☐ Dirt (No vapor barrier) ☐ Concrete Finish: ☐ tiles ☐ carpeting ☐ wood☒ CRAWL SPACE: entered/inaccessible☐ DEEP FROST☐ Conditioned☐ ceiling/walls insulated (partial)☐ Air passage basement/crawl spaceVENTILATION: ☒ Typical ☐ Restrictive ☐ none☐ Ducts wrapped

Upgrade

Pipes wrapped

Upgrade Copper OnlyFINISHING: ☒ All/some/none Original ? ☐ added later ☐ professional ? ☒ amateur ☐ no chimney access☐ Heat/cool (Partial) Original ☐ Extended Added ☐ Ceiling/walls insulated ? ☐ (Partial)☐ Mildew noticed ☒ Dehumidifier recommended ☐ Form ties/foundation: unpargedLOWEST LEVEL: ☒ Floor drain: Y ☐ N ☐ Outside entrance: Y ☐ N ☐ Areaway drain: Y ☐ N ☐ N/A☐ Stiffening posts/beams ☐ Floors shimmed/ ☐ bridging added ☐ Hearth forms remain☐ Window/Door damaged/loose ☒ Basement newly finished ? ☐ freshly paintedWATER/MOISTURE SYMPTOMS: ☐ Efflorescence ☐ Peeling paint ☐ Swelled materials ☐ Stains ☐ Loose flooring☐ Rotted/decayed wood ☐ Silt ☐ Water on floor ☐ Damp floor/walls ☐ Mildew/odor ☐ Raised appliances/storage☐ Window stains ☐ Rust stains/appliances ☐ OtherEXISTING WATER CONTROL MEASURES: ☐ Wall sealants ☐ Joint fillers ☐ Filler/coving against wall ☐ Floor-wall sluice☐ Underdrain ☐ Perimeter drain/Sump pump ☐ Retrofitted (AC/DC) Location/Restricted/Sealed ? ☐ Wall/Floor plastic☐ Other☒ Water seepage/dampness probability after recommended changes HIGH MEDIUM LOW
(See below and also see exterior key sheet for changes)AMATEUR WORKMANSHIP: ☒☐ Radon Mitigation active/passive☒ Unexpected minor expenses for this property may approximate: \$200 - \$300. ☒ More Less ?☐ Check with a professional engineer, code official, drainage expert for complete information.**ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:**

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A PERSISTENT FLOODING likely.....		a OCCASIONAL SEEPAGE DAMP WALL	Repair
B PERSISTENT MINOR SEEPAGE likely		Mildew/mold formation likely/possible ?	
nd C HIGH MOISTURE/ROT/DECAY conditions		b CRAWL SPACE ventilation inadequate ?	
D SPRING/HIGH WATER TABLE likely ?		c VAPOR BARRIER needed/incomplete	
E DEWATERING SYSTEM needed		d AREAWAY damp STEP rust/rot	
F DEWATERING VITAL AC dependent		e SUMP PUMP inoperative ? shallow/ no checkvalve/freeze vulnerable/cover missing/ discharge short/to sewer	
G POINTING/PARGING needed ?		f STEPS loose/rotted/decayed tripping hazard	
H WATER SPOTS through slab		g ASHDUMP Clean/secure/provide door	
I SLAB SETTLEMENT		h INSULATION fallen/reversed	Repair
J WICKING MOISTURE/CONDENSATION		i Wood forms/debris present	

Corresponding Major Concerns**Corresponding Minor Concerns**

a. Signs of water intrusion into the crawlspace. Soils are currently damp at the rear left corner area & under the left bathroom (NOT from a plumbing leak). Drainage improvements recommended. Recommend extending the downspouts and draining the water a minimum of 10 feet away from the foundation. Recommend regrading the soils to drain the water away from the foundation.

i. A lot of debris exists in the crawlspace.

"Seepage" would rarely be expected to build water more than an inch or so deep.

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number RAU = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item—May be a "major problem" if extensive or professionally contracted.

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KITCHEN

No. **3230 Williams Rd.**

NOTE: Appliances are not moved, areas beneath are not checked. Freezers, food centers, and oven self-cleaning functions are not checked.

KITCHEN: ☒ Complete ☐ Incomplete ACCESS: ☐ Typical ☐ Restricted
☒ New Original ☒ Updated partially/completely ☐ Approx. 21 years? years ago

EXHAUST FANS: ☒ External discharge (☐ down draft) ☐ Recirculating None Upgrade

APPLIANCE	Heat Source	Approximate Ages	Replace Prob.	Cost
<input checked="" type="radio"/> Range/s wall oven/s	<input checked="" type="radio"/> G <input type="radio"/> E LPG	10 years?	(cook) H M L \$	
Convection - <input type="radio"/> Cont./Self cleaning				
Microwave		old (micro)	H M L \$	
Cooktop (ceramic)	<input checked="" type="radio"/> G <input type="radio"/> E LPG	0 (Cook)	H M L \$	
<input type="radio"/> Refrigerator <input type="radio"/> (ice maker)		0 (Ref.)	H M L \$	
<input type="radio"/> Dishwasher (portable)		old (D.W.)	H M L \$	
<input type="radio"/> Compactor		0 (Comp.)	H M L \$	
<input type="radio"/> Instant Hot		0 (I.H.)	H M L \$	
<input type="radio"/> Disposer		newer (Disp.)	H M L \$	
batch feed / Water pipe switch	Disposer feed guard in place	<input type="radio"/> Y <input checked="" type="radio"/> N		
<input checked="" type="radio"/> Water filter in use: Y <input type="radio"/> N				

APPLIANCES NOT TESTED: ☐ Self Cleaning Cycle Refrigerator ☐ Pest telltales ☐ Extermination recommended

AMATEUR WORKMANSHIP: ☐ Substandard Maintenance

☐ Unexpected minor expenses for this property may approximate: \$200 - \$300. ☐ More Less ?
☐ Check with an appliance contractor, code official, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A TOTAL REMODELING recommended		a OVEN bake/broil element out/together	
B FLOORING buckled/swelled/split/seams		DOOR hinges ? warped/glass/latch	
scratched/damaged		gasket/closure oven dirty	
C CABINETS or COUNTERTOPS damaged		b COOKTOP element/burner out/stained	Expert
D EXTRA CIRCUITRY recommended		c MICROWAVE out/timer/malfunction ?	
E GAS/MICROWAVE leakage/problem ?		d REFRIGERATOR/freezer out/noisy/closure	
F STOVE CLEARANCE top/side/window		cabinet not level/dirty/damaged	
G CHARCOAL COOKING EQUIPMENT		GASKETS torn/loose/dirty DEFROST FAN/	
		SHELVES/TRAYS/CASING damaged/missing	
		e ICEMAKER out/noisy/leaking ?	Replace
		f DISHWASHER noisy/out/leaks	Repair
		discharge hose blocked/traps water	
		no vacuum breaker latch ineffective	
		DOOR springs/rust/gasket	
		g DISPOSER out/leaks/jammed/noisy	
		smells/rusted/wire loose	
		h INSTANT HOT out/leaking/wire	
		i EXHAUST FAN out/dirty/noisy/drafty/flap discharge ?	
		j COMPACTOR out/dirty/noisy/locked ?	
		k SINK damaged hardware leaks RINSE HOSE out	Repair
		l CABINETS/COUNTERTOPS damaged/loose	
		m DOORS/DRAWERS strike/guides/hardware	
		n FLOOR seams/buckled/uneven/loose/	
		dirty/delaminated/torn ?	
		o PILOTS/CONTROLS out range no power	

Corresponding Major Concerns

Corresponding Minor Concerns

c. Microwave does not operate. Have repaired & further inspected by a qualified appliance contractor.

f. Dishwasher drain line has an improper slope going from the air gap to the disposer which can trap water. Dishwasher is loose in the cabinet. Dishwasher is very noisy & well beyond its life expectancy.

i. Grout is worn, cracked & partially missing at the sink area (needs grout & caulking).

Note: No anti tipping device is installed at the range predates the requirement-recommend upgrading.

ACCESS: (A) Typical (A) restricted **ATTIC ACCESS:** (A) Typical (B) restricted (D) none **ENTERED:** Fully Partially Access entry-insulation & no cut walls

WALLS/CEILINGS: Plaster (C) Wood (D) Rock (E) Wire lath (F) Drywall (G) Paneling (H) Beaverboard (I) Acoustic tile
(J) Dropped tile (K) Wood (L) Tin (M) Precast (N) Wallcovering/paint over paper (O) Textures/sand paints
(P) HI HAT Recessed lighting fixtures (Q) (no access) (R) PREVIOUS WALL/CEILING REPAIRS: various areas

PRIMARY FLOORS: (R) Strip (S) Tongue and groove (face nailed) (T) Parquet (U) Ceramic/quarry tile (V) Vinyl squares (W) Sheet vinyl
(X) Carpet (Y) Slate (Z) Marble (A1) Cork Other: _____

PRIMARY WINDOWS: (B1) (W=Wood M=Metal V=Vinyl) GLAZING: (C1) Single (D1) double other: _____
(E1) Single/double hung vinyl (F1) Casement metal (G1) Sliding metal & vinyl (H1) Awning ?
(I1) Jalousie (J1) Fixed (K1) Original (L1) upgrades (M1) Old casings remain (N1) Sun Awnings Storm shutters ?

STORM WINDOWS: (O1) None/some/all/incomplete upgrade recommended Major / Minor condensation evidence

FIREPLACES: (P1) Prefab # (Q1) masonry # one (R1) unlined/relined? (S1) Without damper/s (T1) Firebrick? (U1) Access restricted

INSULATION: (U1) Attic Loose Cellulose ? R Value 10" Wall ? R Value 2x4 2x6 (V1) upgrade
(R=Retrofitted P=Partial U=Upgrade Recommended)

ATTIC VENTILATION: (X1) Typical (Y1) restrictive/damaged (Z1) none Soffits (baffles) Gables Ridge thru roof Window Wall grilles upgrade

ROOF: Leakage Evidence (A1) stains active/inactive ? Leakage Probability: HIGH MEDIUM LOW Evidence of condensation

FANS: (A2) Bath (B2) discharge to attic (C2) Attic/thermostat Not Tested (D2) Whole house (unguarded) (E2) Ceiling paddle fans

PARTY/FIRE WALLS VISIBLE: (E2) Basement crawl space garage attic (F2) Masonry/gypsum (G2) Open

MISC: (F2) Garage Door: (F2) Auto Reversing (F2) Non-reversing Release (G2) Alarms: Smoke/Carbon Monoxide Recommended Upgrade Test
Elevator: (H2) inclinator (tension safety) (J2) Security/ Intercom/ System/ Not Inspected (K2) Central Vacuum (L2) PAINT: FRESH LEAD?

***Pest Telltales:** (A1) Attic (B1) Exterminate/clean/deodorize (C1) Ext. Doors: Sliding/hollow core Safety Glass ? Bars

AMATEUR WORKMANSHIP: (Q2) Substandard Maintenance:

(Q2) ☒ **Unexpected minor expenses for this property may approximate: \$200 - \$300. (More) Less ?**
(R2) ☐ **Check with a professional engineer, code official, health official, _____ for complete information.**

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
* A FIREPLACE/CHIMNEY unsafe		a WALL/CEILING loose/cracks/nail pops	Repair
B WOOD STOVE clearance/creosote		stains/spalling/repairs	FYI
C HEATING unit clearance ?		b PAINT old/faded/peeling/alligatoring	
D HI-HAT lights (recessed) insulation ?		c FLOOR/CARPET loose/marred/stained/dirty	
E INSULATION uncovered UFFI ?		d FLOOR SAG cracked floor tiles	
F GARAGE SLAB elevation/flames separation ?		e WINDOW/DOOR adjust/repair/replace/stuck/	Repair
no G FRIABLE ASBESTOS ?		weatherstrip/hardware/locks/screens/glazing/seals ?	
H SLAB DUCTS water/chemicals ?		f STORM SASH incomplete/broken/adjust	
I Condensation/ventilation/ice dams ?		caulk/weep holes	
J CEILINGS/WALLS damaged/loose		g TRIM missing/damaged/renail	
wallpaper/paint repairs		h FIREPLACE smoky cracked/point up (cap+screen)	Repair
K FLOOR stained/swelled/rotted damaged		Gas logs service/repair Clean ashdump/tile	
L CARPET Worn/Torn/Stained/pet odor		Clearance Damper seal/warped/rod	
M WINDOW/DOOR repair/replace/secure		i INSULATION placement/baffles/vapor barrier	
clouded between panes		vents blocked/pests/screening	
N PARTY/FIRE WALL material type/missing/	Repair	j FANS attic/whole house out/mounting	
incomplete		k GARAGE DOOR broken/sags/tracks/springs/	Expert
O SMOKE ALARM missing/inoperative/location		locks/power supply/remotes ?	
		l BATH TRANSOM loose/missing	
		m CENTRAL VACUUM out/activators ?	
		n STAIR Risers uneven railing PULLDOWN	
		o VAPOR RETARDER in attic missing/reversed	

Corresponding Major Concerns

N. A void exists in the garage firewall at the washing machine drain line.

k. Roll up garage door falls shut in manual operation from the mid position indicating the springs are not tensioned properly. Garage door opener sensors are above the 6 inch height limit.

Note: Recommend installing photo electric style smoke alarms in all the bedrooms.

Corresponding Minor Concerns

h. Fireplace damper is stuck closed. Rear wall of the fire box has cracks.

e. Kitchen pocket door does not slide properly. Window spring is loose at the right bathroom.

a. Cracks & past repairs exist at various areas.

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EXTERIOR

No. 3230 Williams Rd.

EXTERIOR: ACCESS: ☒ Typical ☐ Restrictive ☐ None ROOF: ACCESS: ☒ Typical ☐ Restrictive ☐ None

ROOF INSPECTION TYPE: ☒ Walked/viewed from: edge/ground ☐ ROOF PITCH: Sleep Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN	A	5	1	H M L \$
PORCH(ES)				H M L \$
BAY				H M L \$
GARAGE	A	5	1	H M L \$
OTHER				H M L \$

A= ☒ Asphalt Shingle AL= ☐ Aluminum Panel M= ☐ Metal
 BUR= ☐ Built UP Roofing CP= ☐ Corrugated Plastic SP= ☐ Single Ply Membrane
 RM= ☐ Rolled Mineral S= ☐ Slate WS= ☐ Wood Shake/Shingle
 TC= ☐ Terra Cotta/Clay/Concrete V= ☐ Vinyl Open/Solid Sheath/Felts
 AC= ☐ Asbestos Cement CS= ☐ Composite Shingles

☒ SKYLIGHT/S (Curb/s ☐ flush) ☐ ROOF COATING (asphalt/polyurethane/) ☐ ROOF HATCH
☐ REPAIRS to roof/flashings ☐ HIGH Maintenance/VULNERABLE areas: Flashings and valleys
☐ 5 YR. Maintenance Budget: \$ ☐ Mold/Moss/Discoloration noted:

GUTTERS: ☐ Incomplete ☐ Attached ☐ Box ☐ Trough ☐ Yankee ☐ Internal ☐ Alum ☐ Galv ☐ Copper ☐ Vinyl ☐ Wood
☐ Screens ☐ Underground Drains ☐ 5 year replace prob.: H M L \$

SIDING MATERIAL: WOOD ☐ Drop ☐ Panel / no "Z" flashing ☐ Shiplap ☐ Board + Batten ☐ Shingle/Shake ☐ Pressboard
☐ Asphalt shingle ☐ Asbestos cement ☐ Aluminum/steel (ground recommended)/vinyl Other ☐ no "J" channel
☐ Stucco (permatone) ☐ Texture/EIFS ☐ Stone/brick/block ☐ Painted Masonry ☐ SOFFIT/TRIM Unstable Materials

CHIMNEY(S): ☐ gable/ ☐ leave/ridge/other No cricket GAS: ☐ lawn light/Grill abandoned ☐ LAWN SPRINKLER Zones n/a

PREVIOUS REPAIRS: ☐ stoops/steps/walks Upgrade ☐ TREES: Large/overhanging

DRAINAGE: ☐ Recent improvements/repairs made ☐ Swale/french drain close to house

IMPROVEMENTS: POOL ☐ Heated Cover Repairs TENNIS COURT ☐ lights ☐ Retain/seawall/s

☐ SITE: Above/below street Risk H M L Test ☐ YARD: ☐ Flat/ ☐ Rolling/sleep ☐ Waterfront/flood ? ☐ Debris

DRIVEWAY: ☐ dirt/gravel/asphalt/concrete/brick ☐ Slab/freeze ☐ SUBSTANDARD MAINTENANCE ☐ PAINT: FRESH LEAD ?

AMATEUR WORK: ☐ Porch/deck/dock 5 Yr. replace prob. H M L \$

☒ Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?
☐ Check with a professional engineer, pest control contractor, for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Action	MINOR PROBLEMS/SAFETY CONCERNS	Action
A ROOF/FLASHING Repairs		a ROOFING material repairs	
B ROOFING prematurely aged		b FLASHING repairs vent collars	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
D SHEATHING/RAFTER Rot likely ?		c CHIMNEY cap/weathering repairs	Repair
E CHIMNEY Roof height/top repair		d MASONRY flaking/paint/clean/repair	
F MASONRY Repair/point up/parge		e GUTTER realign/renail/clean/repair Add	
G BRICK flaking/spalling		f DOWNSPOUT add/clean secure/extend/repair	Upgrade
H SIDING/TRIM Clean/repair/replace/paint/stain		g VENT STACK opens below roof	
I PAINT failure/chalked		h SIDING buckled/kinked/delaminated	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		i TRIM/SIDING Caulk/paint/repair	Repair
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		Roof contact Wood borers Earth contact	
M STOOP/STEP/SLAB Repair/replace	Replace	j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
N DRIVEWAY repair/slope/drain	Replace	k CAULK windows/doors/thresholds/utilities/slabs	
O RETAIN/SEAWALL repair/rebuild/replace		l STOOP/walk/patio/drive voids/repairs	
P POOL repairs/fencing Tripping hazard/s		m BREEZEWAY/GARAGE/SLAB settled/seal	
Q OUTBUILDING (S E H P E) Placement ?		n DRIVEWAY/SLABS drain to house/cracked	
		o LANDSCAPE grading/swales/catches	Repair
		p RETAIN/SEAWALL point/weepholes/repair	
		q FENCE posts/slats rotted/decayed/broken	Repair
		r TREES/LIMBS/VINES/SHRUBS trim/remove	
		s Form boards/debris pests present	
		t IRON work/rail rusted/damaged	
		u COLUMN BASE rot/crush vent holes	
		v PARAPET WALL soffit damage	

Corresponding Major Concerns

M. Front porch & rear porch step heights are above proper height limits-tripping/falling hazards. Patio concrete & bricks are unlevel at many areas-tripping hazards. Concrete slab is cracked & unlevel at the front elevation-tripping hazards.

N. Driveway is cracked at many areas.

Corresponding Minor Concerns

i. Siding has been repaired incompletely located at the front porch area. Minor stucco cracks exist. Stucco is cracked & loose at the rear left lower corner. Water stains exist at the front porch overhang near the skylight.

q. Fences are loose & leaning.

c. Chimney mortar cap is cracked.

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpt = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item be a "major problem" if extensive or professionally contracted

REV: 8/03 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.

May 10, 2012

Owner: Nadine Marigo

Property: 3230 Williams Road

San Jose, CA

Page 1 of 6



View of the incomplete repair to the siding at the front elevation



View of improperly installed wiring in the main electrical panel



View of the interior of the main electrical panel



View of the cracked & loose stucco at the rear left lower corner

3230 Williams Road (cont.)



View of a high step at the rear elevation porch area



Sample view of cracks in the chimney mortar cap



Sample view of cracked & unlevel concrete at the front elevation



View of frayed insulation leaving wiring exposed at the main electrical supply cables



Sample view of cracks in the driveway concrete



View of the high step at the front porch area

3230 Williams Road (cont.)



View of the void in the garage firewall at the washing machine drain line



View of the interior of the electrical subpanel



View of the improperly added & improperly protected 20 amp breaker in the garage



View of improperly installed wiring in the subpanel



View of unprotected wiring entering a box in the garage



View of improper switches installed at the right bathroom tub area

3230 Williams Road (cont.)



View of the dishwasher drain hose with an improper slope



View of loose, unprotected & exposed wiring in the attic over the living room area



Sample view of upgraded attic insulation restricting access & visibility



Sample view of debris in the crawlspace



View of improperly spliced & exposed wiring in the attic over the kitchen



Sample view of a vertical foundation crack with signs of moisture entering through the crack

3230 Williams Road (cont.)



Sample view of efflorescence indicating water intrusion into the crawlspace



View of the cracked & separated rear left corner of the foundation



Sample view of debris in the crawlspace



View of damp soils at the rear left corner area in the crawlspace



Sample view of a vertical foundation crack



Sample view of a vertical foundation crack

3230 Williams Road (cont.)



Sample view of a vertical foundation crack



Sample view of a vertical foundation crack



Sample view of corrosion at a cast iron drain line



View of improperly spliced & improperly protected wiring under the hall area



View of improperly spliced & exposed wiring under the kitchen



View of a high garage door opener sensor

CAREFULLY REVIEW THIS CONTRACT. STOP THE WORK AND HAVE YOUR ATTORNEY/SOLICITOR REVIEW IT IF YOU WISH.

This contract is by and between Nadine Marigo "Client" C/o
 Client Name Agent
 and Tri-Star Inspection Services, 520 E. McGlinchey Ln #9 Campbell CA 95008 "Company"
 Company Name Company Address

SCOPE OF WORK TO BE PERFORMED: Client hereby engages Company to perform a standard home inspection of the property located at:

3230 Williams Road

San Jose, CA 95117

A standard inspection is intended to help educate the client in the evaluation of the overall condition of a building. It is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this work are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If the person conducting the inspection is not a licensed structural engineer or other professional whose license and/or specialized training authorizes the rendering of an opinion as to structural integrity, safety, or serviceability of a building or its other component parts, you are advised to seek a professional opinion as to any defects or concerns mentioned in the report.

Clients who wish more extensive or intensive inspections, or reporting beyond that provided by the standard inspection and which requires more time (i.e. a more exhaustive listing of minor items, check all windows, etc.), or specialized talent or skill should arrange for those services independently, or may subcontract for those services via the Company. Such efforts may find additional or more extensive problems or render opinions that differ from those rendered via a standard inspection. A non-exhaustive listing of "inspection plus-Additional Services" and associated cost approximations can be found on a sheet following this contract.

The reverse side of this contract contains a non-exhaustive list of limitations inherent in the standard home inspection. Clients who wish to have a more comprehensive home inspection performed or for increased liability of the Company must contract separately for those services.

PRE-SETTLEMENT: Client accepts that this work is no substitute for a pre-settlement inspection (see guide) for which the client is responsible since damages, mechanical failures, and symptoms, clues, etc. may appear after this work is performed and before the legal acceptance of the property. Client waives any right to make a claim against company if Client has not diligently performed a pre-settlement inspection or has not initiated a more extensive investigation and follow through with a specialist on any problems noted including confirmation of any cost approximations.

RIGHT OF ENTRY: I warrant that I or my agent have made all necessary arrangements with the selling party for the company to enter and inspect the property described in this agreement.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

STANDARD INSPECTION: I hereby request a standard visual inspection of the primary home and garage/carport on the property at the above address in full understanding and acceptance that the total liability of the Company and/or inspector for mistakes, errors, or omissions in this inspection shall be limited to the fee or the mutually agreed dollar amount of \$ 1000.00 except as otherwise provided by law.

CLIENT SIGNATURE: X

DATE

One signature binds spouses, et als, etc.

INSPECTION PLUS: I desire an "Inspection Plus" inspection Yes No and report with a limitation on liability negotiable with the work chosen. The report is due in days and may include retaining specialists as needed. "Inspection Plus" shall include the services listed on the back of this page.

The fee for the Standard Inspection plus a % deposit for additional services is required to commence "Inspection Plus" work.

CLIENT SIGNATURE: X

DATE

FEE: \$

One signature binds spouses, et als, etc.

I have read each side of this form. I understand the content and agree to be bound by the terms of this contract, or have renegotiated them in writing (see back) to my satisfaction. I am aware that this is a limitation of liability and a contract between myself and Company. In the event of refund of the fees charged or the mutually agreed dollar amount, such refund shall be accepted by the undersigned as full and final settlement of all claims and causes of action against the Company and/or inspector as agreed herein. Acceptance of this report constitutes acceptance of all contractual terms herein. I agree to pay the charge as specified below. The following areas were not inspected/inaccessible, or are otherwise totally disclaimed:

CLIENT	SIGNATURE OR SIGNED BY	AGENT	PER REQUEST OF CLIENT:
<u>X</u>	<u> </u>	<u> </u>	DATE <u>5/10/12</u> FEE \$ <u>540.00</u>
COMPANY: <u>Tri-Star Inspection Services</u>			INSPECTOR: <u>Duane Serrano</u> OR \$ <u>525.00</u>

☐ Client carefully read the contract.

REV. 8/03

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e-Homebook 2003 SN: 1028