

AMD Home Inspections

Allen's Cell 408-446-4663

amdinspects@gmail.com



Site Location:

836 Bing Dr. Santa Clara Ca.

Structure Type:

*Single family attached townhome
3 bedrooms and 2.5 bathrooms
With attached 2 car garage*

Site Location:

836 Bing Dr. Santa Clara Ca.

Client:

Johnny Yam

Listing Agent:

Dave Clark C/O Keller Williams Real Estate

WHAT YOU CAN EXPECT FROM THIS INSPECTION REPORT

The inspection is a reasonable effort to disclose the condition of the property on the day of inspection. ***The inspection does not reveal information on concealed items or items the inspector is unable to inspect.*** The inspection to be performed for the client is a non-invasive physical examination, designed to identify any significant defects in the systems, structures, and components of the primary dwelling and its associated primary parking structure as they exist at the time of the inspection. The inspection shall be limited to those specific systems, structures, and components that are present and visually accessible to the inspector without the removal of furniture, or other personal property that may be present at the property. The inspector shall prepare a written inspection report for the sole use and benefit of the client.

The client agrees to read the entire inspection report when it is received and shall promptly call the inspector at 408-446-4663 with any questions or concerns client may have regarding the inspection report or the inspection.

On the following pages you will be provided with all the inspector's findings. Home inspectors are generalists and are not acting as specialists in any trade. We are trained to observe when a particular system may have a major problem, or one that will likely cause failure in the near future, or when a system may need immediate attention in the form of preventive or routine maintenance. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted.

A major concern is generally considered to be any repair that is significant and or poses a safety hazard. When items are rated, the categories are as follows: **Acceptable** ratings should give satisfactory service within the limits of its age. A **Minor Defect** is generally cosmetic in nature and repair is optional. A **Marginal** rating is considered less than satisfactory and may need repair soon. A **Defective** rating requires repair, replacement, or corrective action. A **Hazardous** rating is a potentially dangerous situation that needs immediate attention, repair, or replacement. **Maintenance required or recommended** is considered normal upkeep and used regularly within the report to denote action needed. Digital photographs may be present in report to clarify or document defects.

The inspector will often make recommendations to repair or upgrade specific items. (For instance; upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles, or add approved smoke detectors in sleeping rooms and adjacent hallways.) These recommendations are often intended to improve a system or item with newer and safer products and technologies.

All of the inspector findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. AMD Home Inspections does not provide cost estimates to repair or replace any noted deficiencies. Consult a qualified licensed contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category, for instance; the exterior contains items such as, windows, doors, siding, trim, driveways, and sidewalks etc. Check each description prior to reviewing the findings.

AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings (if noted at all) will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies. Photos of structural damage caused by water, fungi, and or wood destroying pests may or may not be included in the report.

We have made every effort to make this report as comprehensive as possible. **If you do not understand any part of this report, please do not hesitate to call our off at 408-446-4663**

PLEASE READ THIS AGREEMENT CAREFULLY.

AMD Home Inspections agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the **American Society of Home Inspectors (ASHI) standards**. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable, and not intended for the use of any third party.

The written report will include the following only:

* General exterior, including roof, siding, windows, chimney, driveways, sidewalks, hard-scaping such as brick planters and retaining walls, general drainage and grading * Attached garage, (detached garages are inspected only if they are the primary parking structure) * Structural condition of foundation and frame* Electrical, plumbing, hot water heater, heating and air conditioning (Gas and water valves are not mechanically tested) (Water pressure is not tested with a gauge, although noted if less than satisfactory pressure is observed). * Appliances including; ovens, ranges, garbage disposals, trash compactors, exhaust fans, and air conditioners are only tested for functionality. The self-cleaning mode on an oven is not tested. Electronic air filters are not tested.* General interior, including ceilings, walls, floors, windows, insulation and ventilation. Cosmetic defects are not noted. **(Koi ponds or water features are not inspected) (Detached garages (other than primary parking structures), pool houses and second dwelling units will be inspected only by inspector's approval prior to inspection and fees will be adjusted accordingly). (Manufactured or prefab sun rooms and or solariums are not inspected)**

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspector's opinions. We do not review building permits or other agency records, seismic hazard zones or flood zones at any building department or other public government agencies.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. ***Latent and concealed defects and deficiencies are excluded from the inspection.*** We do not perform any destructive testing or dismantling of equipment, systems or exposed surfaces such as roofing, siding, stucco, trim, drywall, paneling, sub flooring, finished flooring, etc. AMD Home Inspections will be under no obligation under any circumstances for any follow-up inspection.

ENVIRONMENTAL HAZARDS including asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material are not part of this survey/inspection.

AMD Home Inspections does not conduct specialized tests for the presence of microscopic asbestos fibers in the construction materials. Some amount of asbestos fibers may be present, and for more information, interested parties may contact the Environmental Protection Agency. EPA recommendations should be considered before purchase and or remodeling.

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Security, Sprinkler, Elevator, Intercom, Central Vacuum, water purification systems, soft water systems. Swimming Pools, portable Space Heaters, window mounted Air Conditioners, Appliances such as clothes washers and dryers, refrigerators, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process. In addition, no inspection for household insects or rodents will be performed. **AMD Home Inspections is not licensed by the state of California as a pest inspector and any suspect findings will be noted as such and be referred to the termite inspectors report for definitive answers and for recommended remedies.**

Intermittent or concealed problems: After moving into your house you may discover a problem that was not apparent at the time of the inspection. Bear in mind that some problems can only be discovered after living in a house. They cannot be discovered during a few hours of an inspection. For example, some bathroom fixtures such as a tub or shower stall may only leak when someone is in the shower or tub, but do not leak when you just turn on the water faucet or shower head. Some roofs only leak when certain conditions exist. Some problems will only be discovered when floor coverings are removed, or when furniture is removed or when finishes such as wallpaper are removed. These problems may have existed at the time of the inspection but there were no clues to their existence. The home inspection is based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should see a future problem.

If the Client believes that there is an error in the inspection report, please call us immediately at 408-446-4663 we do understand the time constraints and contingencies that may be involved in this transaction. We will make every effort to get a correction letter to you immediately upon notification, as long as we agree that there is an error. AMD Home Inspections reserves the right to correct any conditions resulting from an error or omission in the report as long as we agree that there was an error. Any corrections will be performed in accordance with current local building codes.

The parties agree that AMD Home Inspections, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported or concealed defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. AMD HOME INSPECTIONS IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should AMD Home Inspections and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of AMD Home Inspections and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

It is understood that this report is for the sole use and benefit of the client(s) listed on the front page of report. **This report is non transferable or to be used by a third party. If this report was prepared for and paid for by the seller or their agents, it is not transferable to the buyer unless requested in writing and a complete re-inspection is performed and all applicable fees are paid to AMD Home Inspections.**

The parties agree that an e-mailed or faxed copy of the report and agreement constitutes acceptance of this document as binding and is to be relied upon in lieu of the original or signed copy.

Allen M. Dugan
AMD Home Inspections

Table of Contents

<u>Disclosures</u>	<u>2</u>
<u>Exterior</u>	<u>6</u>
<u>Roof</u>	<u>7</u>
<u>Structure</u>	<u>7</u>
<u>Electrical</u>	<u>8</u>
<u>Plumbing</u>	<u>9</u>
<u>Heating</u>	<u>10</u>
<u>A/C</u>	<u>11</u>
<u>Kitchen</u>	<u>11</u>
<u>Bath</u>	<u>13</u>
<u>Interior</u>	<u>14</u>

Planned unit development

All exterior items --- All exterior elements of this building are not inspected. The inspection is limited to the interior of unit and immediate patios or attached balcony or deck as well as patio fencing.

Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

PORCH/DECK: Porches, decks and patios add value and enjoyment. Because they are exposed to the weather, they are also higher maintenance items than other portions of the structure.

Deck: Second Level
Conditions: **Elastomeric deck coating** --- The deck has an elastomeric deck surface that is in good condition and the drains, scuppers, and overflows were in good condition at the time of inspection.
Rating: Serviceable condition

WINDOWS: Windows are an important part of the structure, gaining and losing more heat than any other element.

Type: Metal
Conditions: **Older style metal windows** --- The house has older style metal windows. These windows are not energy efficient and have single pane glass. Common problems with these windows are broken and worn hardware.
Rating: Monitor for changes

Glazing: Single Glass
Rating: Serviceable condition

DOORS: Doors are inspected for functionality and condition. The degree of protection from people or weather is a matter of personal decision.

Entry: Metal
Rating: Serviceable condition

Other: Sliding Patio
Rating: Serviceable condition

GARAGE: Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions are reported accordingly.

Garage: Attached Garage
Conditions: **Minor slab cracks** --- The garage floor has minor slab cracks. This is typically a minor defect as the garage floor is not a part of the perimeter foundation. Repair is only recommended if there is as tripping hazard.
Rating: Serviceable condition

Cars: 2

Doors: Sectional roll-up door(s), Wood
Conditions: **Garage door functional** --- The sectional roll-up garage door operated properly at the time of inspection.
Rating: Serviceable condition

Roof

Access: Roof not inspected
Conditions: **Roof maintained by HOA** --- The roof for this unit is not inspected by AMD Home Inspections and is maintained by the Homeowners Association. If any suspected roof problems develop contact them for inspection and repairs.

Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed, a qualified contractor should correct them.

FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Crawl Space
Conditions: **Soil dry at under floor** --- The soil at the crawlspace was dry at the time of inspection.
Rating: Serviceable condition

Materials: Concrete perimeter stem wall
Conditions: **Concrete perimeter stem wall** --- The house has a raised wood framed floor over a concrete perimeter stem wall and spread footing foundation.
No foundation cracks observed --- The inspector did not observe foundation cracks at areas that were accessible to inspection. Hairline vertical cracks may or may not be noted and are normal for perimeter stem walls.
Foundation bolting noted --- The inspector observed foundation bolts attaching the sill plates to the perimeter foundation with size of bolts and spacing not determined.
Rating: Serviceable condition

FLOORS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

Joist: Girders and or Joists
Conditions: **Underfloor framing looks good** --- The under floor framing elements looked good at the time of inspection and have performed as intended since original construction.
Rating: Serviceable condition

Sub Floor: Plywood
Rating: Serviceable condition

INSULATION: Floor and wall insulation is examined where visible.

Walls: Not Observed
Conditions: **Wall insulation unknown** --- The inspector could not observe the presence of wall insulation. Most exterior walls of houses built after 1968 were required by code to have insulation.

Floor: Under floor not insulated
Conditions: **No under floor insulation ---** The under floor did not have insulation installed at the joist bays at the time of inspection.

WALLS: This section reports on the exterior walls of the building above the foundation and the bulkhead (if any).

Exterior: Conventional wood framing
Conditions: **Exterior and interior walls ---** The wall framing could not be observed at most areas because of finished wall surfaces. The structure appears to be plumb and level and has performed as intended since original construction.
Rating: Serviceable condition

Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type: Breaker

Location: Right front corner

Amp Rating: 125

Volts: 120/240

SUB PANEL: Auxiliary or subpanels are used to extend the system or provide a protected power source near large appliances or equipment. Use the same caution as with the main panel.

Type: Breaker

Location: Kitchen pantry

Amp Rating: 125

Volts: 120/240

BRANCH WIRING: The wiring that makes up the bulk of the electrical system. Because much of it is hidden by walls, insulation, etc., only the visible portions are examined.

Type: Grounded romex wiring

Rating: Serviceable condition

Material: Copper

Rating: Serviceable condition

INTERIOR COMPONENTS:

The inspection covers a representative number of components. The National Electrical Code has extensive regulations concerning interior wiring. If you have any doubt about the system, have it thoroughly inspected by a qualified electrician.

Fixtures: Interior wall fixtures
Rating: Serviceable condition

Switches: General light switches
Conditions: **General light switches ---** The general light switches operated properly at the time of inspection. Ceiling fan remote controls or other types of smart or Bluetooth adapted switching is not inspected.

GFI: Interior GFCI receptacles
Conditions: **GFCI ok ---** Using a ground fault interrupter (G.F.I.) tester, receptacles checked, indicated a properly functioning G.F.I.
Location: kitchen, Bathrooms
Rating: Serviceable condition

Detector: Interior smoke and carbon monoxide detectors
Conditions: **Carbon monoxide detector requirement ---** Working carbon monoxide detectors are required at the sale of any home. One carbon monoxide detector is required at each level and at hallways that have adjoining bedrooms. A functional carbon monoxide detector was observed at hallways.
Smoke detector requirement --- Working smoke detectors are required at the sale of any home at each level and inside all sleeping rooms and adjacent hallways. Functional smoke detector(s) were observed at hallway and sleeping (rooms).

Receptacles: Interior wall receptacles
Conditions: **Wall receptacles OK ---** The inspector tested a representative number of wall receptacles and observed correct polarity (unless otherwise noted). Child proof covers are not removed and receptacles behind furniture are tested.
Rating: Serviceable condition

EXTERIOR COMPONENTS:

Exterior components add convenience but have additional hazards because of the presence of water.

Fixtures: Exterior wall light fixtures
Rating: Serviceable condition

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

WASTE/WATER: This section describes the type of water supply and waste system for the structure.

Waste Type: City sewer

Water Type: City water

SUPPLY PIPING: This is the potable water used for drinking and cooking needs.

Piping Mat: Copper

Conditions: **Copper re-pipe noted ---** The inspector observed that the galvanized water piping has been partially or totally replaced with copper piping. It is unknown to the inspector if all of the piping inside walls has been replaced.

Rating: Serviceable condition

Flow: Adequate

WASTE PIPING: This is the waste disposed of from toilets, sinks and other plumbing fixtures.

Piping Material: ABS waste lines

Rating: Serviceable condition

Flow: Adequate

HOT WATER: The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined.

Size: 48

Conditions: **Water heater strapping ---** The inspector observed that the water heater is properly strapped. The temperature and pressure relief valve and exit pipe are also properly installed.

Rating: Serviceable condition

Type: Tank type water heater, Natural Gas

Rating: Serviceable condition

Heating

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed, a qualified heat technician should correct them.

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced Air

Conditions: **Annual inspection recommended ---** The gas fired heater(s) should have an annual inspection for cleaning as well as a full safety inspection. AMD Home Inspections does not remove covers to inspect interior parts of heater or inspect heat exchangers.
Fired ok --- The inspector activated the thermostat for the forced air unit(s) and (they) operated properly at the time of inspection. The heat to each room appeared to be adequate.

Rating: Serviceable condition

Duct: Metal, Flexible

Conditions: **Distribution at crawlspace ---**

Rating: Serviceable condition

Filters: Filter grill at ceiling
Conditions: **Maintain filters regularly** --- The filters for the forced air unit should be maintained per the manufacturer's recommended schedule. A dirty filter can cause undue wear on the system and higher utility bills.
Rating: Serviceable condition

FUEL: This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Natural Gas **Fuel Valve:** at furnace

FIREPLACE: This section reports on masonry and manufactured fireplaces. Flues are rated only to the extent of the type of flue material used, not the condition of the flues as that can only be inspected by using special equipment as used by Chimney Sweeps.

Fireplace: Wood burning masonry fireplace
Rating: Serviceable condition

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

UNIT TYPE: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Type: Central
Conditions: **AC ok** --- Turned down thermostat, system started and was functional.
Rating: Serviceable condition

Kitchen

If any conditions are listed in this section, a qualified contractor should correct them.

EXHAUST FAN: This section describes the type and function of the kitchen exhaust in use.

Type: Down Draft
Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.
Rating: Serviceable condition

FLOORING: The type of floor covering is noted. Normal wear and tear or cosmetic deficiencies are not noted unless significant.

Type: Composite plank flooring
Rating: Serviceable condition

CABINETS: The proper amount of cabinets is a matter of personal taste. This inspection is restricted to their overall condition and installation.

Material: Wood
Conditions: **Wood cabinets OK** --- The overall condition of the kitchen cabinets is good. Cosmetic defects are not noted unless they affect the proper function of cabinetry.
Rating: Serviceable condition

COUNTERTOP: Overall condition and type of countertop(s) are noted in this section.

Material: Ceramic tile
Conditions: **Minor chips and cracks** --- The ceramic tile countertops have minor to moderate cracks and chips. This is normal as ceramic tile ages. Monitor for changes and consider replacing ceramic tile with a solid surface material such as granite or a composite stone.
Rating: Serviceable condition

APPLIANCES: Appliances are covered in this section with respects to functionality only.

Range: Electric cook top
Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.
Rating: Serviceable condition

Oven: Electric
Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.
Rating: Serviceable condition

Refrigerator: No refrigerator observed

Dishwasher: Built-in
Conditions: **Air gap leaking** --- The air gap drain connection for the dishwasher is leaking under the sink. Consult appliance technician for corrections.
Appliance functional --- The appliance was functional at the time of inspection.
Rating: Maintenance Recommended

Microwave: No garbage disposer installed

Disposal: Garbage disposer
Conditions: **Appliance functional** --- The appliance was functional at the time of inspection.
Rating: Serviceable condition

FIXTURES: The type and condition of the kitchen fixtures is reported in this section.

Sink: Porcelain, Double bowl sink
Rating: Serviceable condition

LAUNDRY: Laundry items are inspected if present.

Washer: Hookups only, Electric
Dryer: Hookups only, Electric
Conditions: **Vent to outside OK** --- The dryer appears to be venting properly to the exterior of the building in an approved manner.
Rating: Serviceable condition

Bathrooms

If any conditions are listed, a qualified professional should correct them.

BATH 1/2: Lower floor

Fixtures: Plastic composite countertop, Single bowl sink, Vanity
Rating: Serviceable condition

Ventilation: Fan
Conditions: **Bathroom ventilation adequate ---** The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.
Rating: Serviceable condition

Toilet: Water tank type
Rating: Serviceable condition

Floor: Composite plank flooring
Rating: Serviceable condition

BATH 1: Upper floor hall bathroom

Tub/Shower: Tempered glass enclosure, Shower and tub combo, Ceramic tile
Rating: Serviceable condition

Fixtures: Ceramic tile countertop, Vanity, Single bowl sink, Porcelain sink
Rating: Serviceable condition

Ventilation: Fan
Conditions: **Bathroom ventilation adequate ---** The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.
Rating: Serviceable condition

Toilet: Water tank type
Rating: Serviceable condition

Floor: Composite plank flooring
Rating: Serviceable condition

BATH 2: Upper floor master bathroom

Tub/Shower: Shower curtain, Ceramic tile surrounds, Shower
Rating: Serviceable condition

Fixtures: Porcelain sink, Ceramic tile countertop, Double sinks
Conditions: **Stopper not working ---** Stopper was not functioning properly and should be repaired.
Location: left sink
Rating: Maintenance Recommended

Ventilation: Window, Fan
Conditions: **Bathroom ventilation adequate ---** The bathroom ventilation which may consist of a fan or operable window was adequate at the time of inspection.
Rating: Serviceable condition

Toilet: Water tank type
Rating: Serviceable condition

Floor: Sheet vinyl
Rating: Serviceable condition

Interior

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed, a qualified contractor should be consulted.

FLOORS: Floor covering types and conditions are reported, if other than cosmetic. For example, loose floor covering can be a tripping hazard.

Type: Sheet vinyl, Composite plank flooring
Conditions: **Overall condition ---** The overall condition of the finished flooring was acceptable at the time of inspection. Cosmetic defects are not noted unless it is a tripping hazard.
Rating: Serviceable condition

WALLS: The type, material and integrity of the interior walls are reported on a representative basis only.

Type: Drywall
Rating: Serviceable condition

CEILINGS: The type, material and integrity of the ceilings are reported on a representative basis only.

Type: Drywall, Wood beams and decking
Conditions: **Acoustic popcorn texture ---** The inspector observed acoustic popcorn texture at one or more ceilings. This material may contain amounts of asbestos. Testing samples in an environmental lab is the only way to determine the presence of asbestos.
Rating: Serviceable condition

DOORS: The interior doors are reported on a representative basis.

Type: Wood, Hollow
Rating: Serviceable condition

TRIM/HARDWARE: Trim and hardware are inspected on a representative basis. Lack of hardware is normally only noted if it presents a safety problem such as the inability to easily open a door in case of emergency.

Trim: Painted wood
Rating: Serviceable condition

Hardware: Door and cabinet hardware
Rating: Serviceable condition

RAILS/STAIRS: Rails and Stairs are inspected in this section. Loose or missing stairs or rails can be hazardous.

Rails: Handrails
Rating: Serviceable condition

Stairs: Wood
Rating: Serviceable condition

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation. Although the attic insulation may be acceptable, the greater the insulating value along with proper attic ventilation and moisture control will lessen the chance of ice dams.

Roof Framing: Not inspected