



Assurance Home Inspection, Inc.  
661-A East D Street  
Dixon, CA 95620  
408-600-5958  
Inspection Date: March 17, 2021

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DATE

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# 633 E. El Camino Real #102

## Sunnyvale



Prepared for Sumit Naiksatam & Jueeli Dahake  
c/o Dave Clark Team-Keller Williams  
2110 S. Bascom Ave Ste 101  
Campbell CA 95008



# Assurance Home Inspection, Inc.

Inspection Date: March 17, 2021

Sumit Naiksatam & Jueeli Dahake

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## Cover Letter

Dear Client,

At your request, this confidential report has been prepared for your exclusive use. The purpose of this inspection is to identify and disclose visually observable conditions and deficiencies of the inspected systems and items at the time of the inspection only. The scope of this inspection is intended to be an overview, rather than an exhaustive evaluation of a particular system or component. Although this is NOT a code compliance report, many of the items included in our inspection will be judged for code compliance based on national code standards. We will do our best to apply this policy using the date of original construction as the basis for our comments. Please be advised, some code violations can be a threat to health and safety. Some items included in our report will require the inspector's subjective opinion of their condition, in such cases; it is our intent to remain neutral and unbiased. Additionally, this inspection is not intended to provide a warranty for the continued use of any system or component, nor does it dictate what should or should not be included in the property.

All Assurance Home Inspection, Inc. inspection methods and reports meet or exceed the standards as set forth by the American Society of Home Inspectors (ASHI), adopted January 1, 2000, a copy of which can be obtained by contacting our office.

Given the fact that we typically have very little historical information in advance of the inspection and a number of the components are not visible or accessible during the inspection, we urge you to be diligent in your review of the sellers disclosure statement (TDS form) and encourage you to ask any questions that will help provide you peace of mind before you buy.

Please be advised regarding any disputed item, any and all possible financial responsibility by our company will be null and void in the event our office is not contacted prior to any corrective work performed. Assurance Home Inspection, Inc. is neither a guarantor nor insurer.

Thank you for selecting Assurance Home Inspection, Inc. for your inspection. Please feel free to call our office if you have any questions concerning this report.

Sincerely,

ASSURANCE HOME INSPECTION, INC.

661-A East D Street

Dixon, CA 95620

408.600.5958 Office

530.220.0233 Cell

Gregorio@AssuranceHI.com

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## Cover Letter (Continued)

### Description

A system or component is SERVICEABLE (noted as A-Acceptable on the report) when it serves its intended purpose and shows no unusual signs of deterioration.

A MINOR condition (noted as M-Marginal on the report) exists at a system or component when, in the inspectors opinion, the deterioration has advanced to a point of service that is considered routine homeowner maintenance. In some cases minor conditions will simply be noted for you to monitor, in other cases we will SUGGEST minor items be corrected.

When we find an UNSERVICEABLE or SEVERE condition (noted as D-Defective on the report) at a system or component, we will RECOMMEND that it be corrected. In these cases we will advise you to contact a licensed contractor or qualified professional for further consultation and possible recommendations for corrective work. It is not our intention to underline and number every item of possible repair.

### DISCLOSURES (WHAT WE DO NOT INSPECT)

This is a visual inspection. Our inspection DOES NOT include the examination of any and all components CONCEALED ITEMS WITHIN THE WALLS, UNDER CONCRETE SLABS OR OF CONCEALED VAPOR BARRIERS, BELOW SOIL, BEHIND STUCCO, BELOW SHOWER FLOORS OR BELOW BALCONIES AND DECKS.

Our inspection DOES NOT include the examination or disclosure of TERMITES, PEST INFESTATION, DRY ROT and FUNGUS or MOLD. We do NOT perform WATER QUALITY and or WATER ANALYSIS TESTING. Please contact a qualified professional for inspection or analysis of these items.

Our inspection DOES NOT include the examination or disclosure of the presence of any environmentally hazardous materials or the presence of, but not limited to, UREA FORMALDEHYDE, ASBESTOS, RADON or LEAD PAINT. The identification of these items requires specialized skills that we do not have, therefore, if you wish to have any of these materials identified, please call our office for a list of firms providing these types of inspections.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Assurance Home Inspection, Inc.

Please be aware that if contractors are consulted for recommendations and corrective work based on the findings of the home inspection report, THE CONTRACTORS SHOULD DO A THOROUGH EVALUATION OF THEIR OWN AND NOT ASSESS AND ESTIMATE BASED ON THE REPORT ALONE.

PLEASE BE SURE TO READ THE ENTIRE REPORT!

Client hereby acknowledges they have received and read the ENTIRE report.

Initial \_\_\_\_\_ Date \_\_\_\_\_

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## Cover Letter (Continued)

**Pre-Inspection Agreement** The address of the property is: 633 E. El Camino Real #102 Sunnyvale CA 94087. INSPECTOR acknowledges receiving payment for the inspection via Venmo from Kim Glass. THIS AGREEMENT made this 17th day of March 2021, by and between ASSURANCE HOME INSPECTION, INC. (Hereinafter INSPECTOR or AHI) and the client(s) Sumit Naiksatam & Jueeli Dahake (Hereinafter CLIENT or REPRESENTATIVE), collectively referred to herein as THE PARTIES. The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained for report. The report is only supplementary to the sellers disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the American Society of Home Inspectors posted at <http://www.ashi.com>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTORS inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home or its components. Any and all warranties, expressed or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future, or non-existent but created in an accidental manner during inspection. This shall include damage to wires, of any type (electrical, low voltage, data, cable etc.) not properly secured to framing of crawl areas. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorneys fees and expenses and payments arising out of or related to the INSPECTORS negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount not to exceed three times the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. The CLIENT hereby acknowledges that INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. If CLIENT is the seller, the CLIENT shall have no cause of action against INSPECTOR after the CLOSE OF ESCROW. If CLIENT is the buyer, CLIENT shall have no cause of action against INSPECTOR after 30 days from the CLOSE OF ESCROW.
9. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection, unless arrangement has been made through escrow, then payment is due at close of escrow or within 60 days from date of inspection, whichever occurs first. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity, does personally guarantee payment of the fee by the entity. CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

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## General Information

### Property Information

**Property Address:** 633 E. El Camino Real #102 Sunnyvale CA 94087

**Agent's Name:** Dave Clark

**Phone:** 408-738-8883

### Client Information

**Sellers:** Sumit Naiksatam & Jueeli Dahake

### Inspection Company

**Inspector Name** Gregorio Jimenez

**Company Name** Assurance Home Inspection, Inc.

**Inspection Company Address:** 661-A East D Street

**Inspection Company City:** Dixon **State:** CA **Zip:** 95620

**Inspection Company Phone:** 408-600-5958

**Inspector's Cellular Phone:** 530-220-0233

**Inspection Company E-Mail:** Gregorio@AssuranceHI.com

### Conditions

**Street Location to Building:** South

**Property Occupied:** Yes

**Inspection Date:** March 17, 2021

**Electric On:** Yes

**Water On:** Yes

**Building Type:** Townhouse **Garage:** Carport

## Definitions

**NOTE:** All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

**Acceptable** Functional with no obvious signs of defect.

**Not Present** Item not present or not found.

**Not Inspected** Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

**Marginal** Item is not fully functional and requires repair or servicing.

**Defective** Item needs immediate repair or replacement. It is unable to perform its intended function.

## Lots and Grounds

### NOT INCLUDED IN THIS INSPECTION:

-Inspection of the plumbing system is limited to a visual inspection of the accessible portions of the plumbing. This inspection does not include irrigation sprinkler systems, fire protection sprinkler systems, portions of the plumbing concealed by wall finishes and/or storage items below sinks, below soil or concrete slabs, etc.

-The Exterior of the Building and it's Related Structural Components including the Roof and it's Related Components. The exterior stucco siding, the composition shingles roof covering and related flashing for this property may be inspected and repaired on a regular basis by a homeowners association. When this is the case, the costs for this work may be included in the monthly homeowners association fees. Please confirm with the property owner if this situation exists.

-The Water Filter System Below the Kitchen Sink.

-The Carport.

-There was no evidence of a water heater in the unit, therefore, there must be a shared water heater in the community that may be managed by the homeowners association. Please verify the water heater location with the homeowner or the homeowners

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## Lots and Grounds (Continued)

### NOT INCLUDED IN THIS INSPECTION: (continued)

association.

Acceptable **Main Water Shut-off Location:** The main shut-off valve to the building is located at the south side of the building and appears to be in serviceable condition.

## Exterior

A representative number of exterior windows were inspected, however, our inspection does not include the confirmation of the condition of waterproofing flashing. This flashing is concealed behind the exterior siding and is not visible, therefore, inspection of this item will require special arrangements and additional costs.

For stucco exterior finishes and for plaster interior finishes, it is very common to have minor hairline cracks. These types of cracks are not the result of structural failure but may be due to normal building movement or material shrinkage. These minor cracks could be corrected during routine building maintenance or painting. We will not include a statement referring to these cracks, unless, however, they appear to compromise the serviceability of the finish material, are due to structural failure or are of significant concern. If further evaluation is desired, it is recommended that a competent licensed contractor or foundation specialist be consulted for further review.

Areas above 10 feet from ground level were visually inspected from the ground level only. Assurance Home Inspection Inc. and its inspectors assume no liability for conditions not visibly evident from the ground level.

- Acceptable **Gas Meter:** The gas meter and shut-off valve are located at the north side of the building.
- Acceptable **Water Supply Lines:** Based on what was visible below the sinks, the domestic water piping within the building appears to be copper, all of which appears to be in serviceable condition with no signs of unusual or excessive deterioration. Our visual inspection and operation of several faucets suggests that volume and pressure are reasonable, however, you may wish to make your own determination if the volume and pressure will satisfy your needs.
- Acceptable **Drainage Piping:** Based on what was visible below the sinks, the drainage piping within the building appears to be ABS plastic and copper, all of which appear to be in serviceable condition with no signs of unusual or excessive deterioration.
- Defective **Windows:** There is evidence of hazing of the glass panes at several windows. It is recommended that a competent licensed contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

## Electrical

Inspection of the electrical system does not include the electrical components behind finished surfaces, low voltage systems, telephone wiring, intercoms, alarm systems, TV cable or timers. Conditions concealed by personal items such as storage or furniture are not included in the inspection. Our inspection of the electrical system includes a representative number of switches and outlets.

**Main Electrical Panel:** The main electrical panel is located in the Electrical Closet at the west side of the building. At the time of this inspection the closet was inaccessible, therefore, a complete confirmation of the electrical components could not be made.

**Sub Panel:** This property is equipped with a sub-panel located in the lower level hallway.

**Circuit Wiring:** The branch circuit wiring uses copper conductors (wire) and nonmetallic sheathed cable wiring.

- Defective **The electrical system should be serviced to correct the following non-code complying conditions:**
- Several duplex outlets are wired in reverse polarity. This condition does not provide adequate user protection.
  - The sub-panel is missing several fasteners.
  - The master bathroom water closet ceiling light fixture did not respond to the wall switch. It is possible the light bulb needs to be replaced.
- It is recommended that a competent electrical contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and

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## Electrical (Continued)

The electrical system should be serviced to correct the following non-code ... (continued)

safety.

**AFCI:** The building is equipped with AFCI breakers servicing the bedrooms.

**GFCI:** The electrical system appears to be equipped with ground fault circuit interrupter outlets at the locations required by current code standards. These circuits should be tested monthly to insure proper operation for maximum safety protection.

Marginal

**Smoke Detectors:** The house is equipped with smoke detectors located at the lower level, in the upper level hallway adjacent to the bedroom area and in the bedrooms. These units should be checked monthly for proper operation. However, the smoke detector in the master bedroom is not properly located. The detectors in the bedrooms should be placed on the ceiling, a minimum of 12 inches from the door header and drop down ceilings, or, if the header has more than 3.5 feet of clearance to the ceiling, the detector can be placed at the header with 3 feet of clearance from the bottom of the detector to the top doorway clearance. It is recommended that this condition be corrected according to California requirements.

**Carbon Monoxide Detectors:** Carbon monoxide detectors are present at the lower and upper level areas leading to the bedrooms. Owners of California dwelling units, especially rentals, that have (i) a fossil fuel-burning heater, appliance or fireplace (for example, a gas stove or water heater) or (ii) an attached garage, need to be aware of a law passed in 2010 regarding carbon monoxide devices. Under newly-enacted sections 17926, 17926.1, and 17926.2 of the Health & Safety Code (part of Senate Bill No. 183), as of July 1, 2011, owners of all such properties (excepting properties that are, generally-speaking, owned by or leased to the government) must install carbon monoxide alarms in single-family dwellings. CO alarms should be installed according to the manufacturer's instructions. CPSC recommends that one CO alarm be installed in the hallway outside the bedrooms in each separate sleeping area of the home, and, as it may be required by the lending institutes, at every level without bedrooms. CO alarms may be installed into a plug-in receptacle or on the wall, no higher than 5 feet from the ground. Hard wired or plug-in CO alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. The Consumer Product Safety Commission (CPSC) does not recommend installing CO alarms in kitchens, above or within 5 feet of fuel-burning appliances.

## Kitchen

Our inspection of the appliances does not include confirmation of thermostat calibration or operation of clocks or timers. Our inspection of the dishwasher is limited to the testing of the response of the washing command and does not include a full cycle inspection. Please note that we do not provide a warranty for continued use of the appliance. This type of insurance is usually available through a "Home Warranty Protection Plan." It is suggested that all of the appliances be re-checked for adequate operation during the final walk-through prior to close of escrow.

### Kitchen

Marginal

**Cooking Appliances:** The anti-tip for the kitchen range is not engaging or is missing. The anti-tip is a safety feature and should be installed and properly engaging to prevent the range from tipping forward and causing a safety hazard. It is suggested that this condition be corrected.

Acceptable

**The following kitchen range heating elements responded to our operational test:**

- The Electric Stove Top Burners.
- Oven's Electric Top Heating Element (Broiler).
- Oven's Electric Bottom Heating Element (Bake).

All heating elements of the oven and range top were turned off before leaving the property (see picture).



Defective

**Disposal:** The garbage disposal did not respond to the operational test. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

Acceptable

**Dishwasher:** The dishwasher responded to the operational test.



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## Kitchen (Continued)

- Air Gap Present?** The dishwasher drain line is equipped with a code required air gap fitting to prevent the back up of drain water with an accidental stoppage of the sink drain.
- Acceptable **Microwave:** The microwave and its related recirculating ventilator responded to our operational test.
- Drainage Piping:** There is evidence of minor corrosion at the drainage piping below the kitchen sink. This condition does not appear to compromise its serviceability at this time. It is suggested that the area be periodically inspected to ensure that leakage is not occurring.
- 
- Marginal **Faucet & Traps:** There is evidence of wear to the valve stem of the kitchen faucet. The faucet continues to drip. It is recommended that a competent plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.
- Marginal **Counter Tops:** There is water damage present under the kitchen counter at the faucet connection from a previous leak. This does not compromise the serviceability of the counter top, however, do confirm with the homeowner that the leak has been corrected. It is recommended that a competent licensed pest control contractor be consulted for review.
- 

## Living Space

The building interior is inspected for evidence of structural failure only, therefore, there are no comments made concerning the cosmetic condition of the paint, wall covering, carpeting, drapes, etc. Conditions concealed by personal items such as storage, carpeting, rugs or furniture are not included in this inspection.

**Wall Insulation:** Our inspection of a wall cavity at the exterior wall indicated that the walls are insulated with what appears to be fiberglass insulation which helps to improve the energy efficiency of the house.

### Living Space

Marginal **Doors:** The lower level hallway north end closet door does not latch when shut. The door needs to be aligned for proper closure. It is suggested that the condition be corrected.

## Fireplace/Wood Stove

### Fireplace

Not Inspected **DECORATIVE GAS LOG APPLIANCE:** Located in the Living Room. The gas servicing the heating unit was not turned on at the time of this inspection, therefore, complete system operation could not be confirmed.

**The Decorative Gas Log Appliance is equipped with the following items:**

- A gas valve for the servicing of the unit.
- Sufficient combustion air ventilation to serve the burners of the heating unit.
- An electrical disconnect switch for the convenient disconnection of the electrical service for unit servicing.
- An electronic ignition system for the pilot burner. This device offers the most current energy conservation feature for the gas appliance.

Due to the design of the gas appliance, we cannot confirm the existence or proper installation of an exhaust flue within the walls.

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## Laundry Room/Area

### Laundry Room/Area

**Dryer Servicer Type:** The laundry area is equipped with a 240 volt outlet to accommodate the installation of an electric clothes dryer. This inspection does not confirm the serviceability of the outlet, therefore, it is suggested that the serviceability of the outlet be confirmed with the seller.

## Bathroom

### Bathroom

Defective

**Water Supply Lines:** The following conditions should be corrected:

-There is evidence of seepage at the hot water valve stem of the faucet serving the master bathroom left sink (Pic WS1).

-There is evidence of present leakage at the master bathroom and upper level hallway bathroom shower head connections (Pic WS2).

-The shower diverter at the master bathroom tub is not functioning properly which does not allow for the water to completely flow to the showerhead. The water continues to flow at the spout.

-The hot water supply piping below the upper level hallway bathroom sink is not adequately fastened to the wood framing members behind the wall. This could cause premature pipe joint failure at the soldered unions. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.



Pic WS1



Pic WS2

Marginal

**Drainage Piping:** The drain stoppers serving the master bathroom tub and the upper level hallway bathroom sink are inoperable. The conditions do not compromise the serviceability of the drainage system, however, it is recommended that the condition be corrected.

Marginal

**Counter/Cabinet:** There is evidence of water damage present to the cabinet side wall of the lower level half bathroom, however, no evidence of current leakage could be found. It is recommended that a competent pest control contractor be consulted for recommendations and corrective work.



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## Attic

### Attic

**Method of Inspection:** A limited inspection of the attic space was performed because it was inspected from the access opening due to lack of a fastened access platform.

**Ventilation:** The ventilation in the attic space appears to be adequate to meet current building codes and satisfy the free air requirements.

**Insulation:** The attic space is insulated with what appears to be fiberglass type insulation to an estimated resistance value of R-38 (twelve inches). This is considered the maximum amount of insulation that would be required in this climate area.

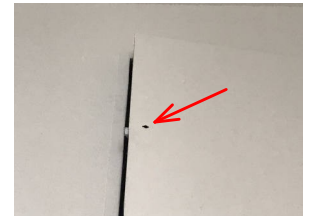
**Roof Framing:** The visible structural framing & sheathing in the attic appear to be adequately installed and properly supported. There is no evidence of modification or structural failure.

**Moisture Penetration:** There was no visible evidence of moisture infiltration/roof leakage visible from our location of inspection.

**Ductwork:** The visible air distribution ductwork appears to be in serviceable condition. The ductwork is wrapped with insulation for energy conservation.

**The Following Condition Would Suggest Correction:** [The access door latch handle is missing. It is suggested that the condition be corrected.](#)

Marginal



## Heating System

Inspection of the heating, and if applicable, cooling system is limited to a visual inspection of the accessible components of the system(s). We do not perform inspections that determine levels of toxic fumes, proper temperature/pressure regulation or efficiency of the air controlled system and its related components. For a more technical and thorough inspection, it is recommended that a competent licensed Heating & Air contractor be contacted for this type of service. It is also advised, for an efficient and safe function of the system, that this type of service be performed by a competent technician a minimum of 2 times per year.

### Heating System

**Heating System Operation:** The Building Heating System was not located. It is possible that the Heating System is located in the attic, however, there did not appear to be an access platform to the system. However, the heating unit did respond to the thermostat.

**Heat Exchanger:** The heat exchanger of the heating unit is not accessible for inspection; therefore, a complete inspection of the unit could not be performed. If further confirmation of its condition is needed, it will require a disassembly of the unit. We do not perform this level of inspection. If further inspection is desired, it is suggested that a competent heating contractor be consulted.

**Filters:** The air filters for this unit should be checked periodically for cleanliness. The filters should be kept clean for efficient and economical system operation. It is recommended that all filters be replaced every 2-3 months, regardless of use.

**Thermostats:** The thermostat controlling the heating system has an energy saving night setback feature. This thermostat offers you the ability to program the system for its most efficient operation.

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## Air Conditioning

**Air Conditioning Serviceability:** The air conditioning unit was not checked due to the fact that Assurance Home Inspection does not check these units when the outside air temperature is less than 65 degrees. It is recommended that the serviceability of the air conditioning system be verified with the homeowner.

## Crawl Space

**Our foundation inspection or slab inspection, whichever applies, does not include soil testing or visual evaluation since this work requires skills beyond our level of knowledge. Soil type and condition will determine the amount of future settlement; therefore, a soils engineer should be consulted if an estimate of future settlement is desired. In addition, our inspection of the amount of sloping or crowning of the interior flooring, if any, and inspection of the foundation or slab are based on a visual and subjective inspection. If further evaluation is desired, it is recommended that a foundation specialist be contacted to perform a more technical type of inspection.**

*N/A* The design of this building does not show any evidence of a crawl space or basement, therefore, it appears to be built on a concrete slab. Due to this type of construction, the under floor structural and mechanical items cannot be inspected.

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## Insurance & Lending Specifics

The statements being made about the presence or absence of any of the following material or components is made based on what is visible. We cannot confirm what materials are hidden behind walls, building materials or concrete slabs. To confirm the presence or absence of any materials or components, please refer to the building plans, if available.

When there is a combination of the following components, the percentage of the type of materials is not part of this inspection. If a percentage of each component is desired, it is recommended that a contractor specializing in that particular trade be contacted.

**Water Supply Line Material:** Copper

**Drainage System Material:** ABS Plastic & Copper

**Roof Covering Material:** Composition Shingles

**Electrical Wiring Type:** Copper Conductors (Romex)

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Electrical

- 1. Smoke Detectors:** The house is equipped with smoke detectors located at the lower level, in the upper level hallway adjacent to the bedroom area and in the bedrooms. These units should be checked monthly for proper operation. However, the smoke detector in the master bedroom is not properly located. The detectors in the bedrooms should be placed on the ceiling, a minimum of 12 inches from the door header and drop down ceilings, or, if the header has more than 3.5 feet of clearance to the ceiling, the detector can be placed at the header with 3 feet of clearance from the bottom of the detector to the top doorway clearance. It is recommended that this condition be corrected according to California requirements.

### Kitchen

- 2. Kitchen Cooking Appliances:** The anti-tip for the kitchen range is not engaging or is missing. The anti-tip is a safety feature and should be installed and properly engaging to prevent the range from tipping forward and causing a safety hazard. It is suggested that this condition be corrected.
- 3. Kitchen Faucet & Traps:** There is evidence of wear to the valve stem of the kitchen faucet. The faucet continues to drip. It is recommended that a competent plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.
- 4. Kitchen Counter Tops:** There is water damage present under the kitchen counter at the faucet connection from a previous leak. This does not compromise the serviceability of the counter top, however, do confirm with the homeowner that the leak has been corrected. It is recommended that a competent licensed pest control contractor be consulted for review.



### Living Space

- 5. Living Space Doors:** The lower level hallway north end closet door does not latch when shut. The door needs to be aligned for proper closure. It is suggested that the condition be corrected.

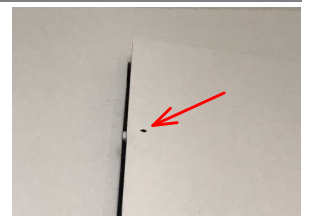
### Bathroom

- 6. Bathroom Drainage Piping:** The drain stoppers serving the master bathroom tub and the upper level hallway bathroom sink are inoperable. The conditions do not compromise the serviceability of the drainage system, however, it is recommended that the condition be corrected.
- 7. Bathroom Counter/Cabinet:** There is evidence of water damage present to the cabinet side wall of the lower level half bathroom, however, no evidence of current leakage could be found. It is recommended that a competent pest control contractor be consulted for recommendations and corrective work.



### Attic

- 8. Attic The Following Condition Would Suggest Correction:** The access door latch handle is missing. It is suggested that the condition be corrected.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

- 1. Windows:** There is evidence of hazing of the glass panes at several windows. It is recommended that a competent licensed contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

### Electrical

- 2. The electrical system should be serviced to correct the following non-code complying conditions:**
  - Several duplex outlets are wired in reverse polarity. This condition does not provide adequate user protection.
  - The sub-panel is missing several fasteners.
  - The master bathroom water closet ceiling light fixture did not respond to the wall switch. It is possible the light bulb needs to be replaced.It is recommended that a competent electrical contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.. Please be advised that many non-code complying electrical conditions may be considered a potential fire hazard and/or threat to health and safety.

### Kitchen

- 3. Kitchen Disposal:** The garbage disposal did not respond to the operational test. It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

### Bathroom

- 4. Bathroom Water Supply Lines:** The following conditions should be corrected:
  - There is evidence of seepage at the hot water valve stem of the faucet serving the master bathroom left sink (Pic WS1).
  - There is evidence of present leakage at the master bathroom and upper level hallway bathroom shower head connections (Pic WS2).
  - The shower diverter at the master bathroom tub is not functioning properly which does not allow for the water to completely flow to the showerhead. The water continues to flow at the spout.
  - The hot water supply piping below the upper level hallway bathroom sink is not adequately fastened to the wood framing members behind the wall. This could cause premature pipe joint failure at the soldered unions.It is recommended that a competent licensed plumbing contractor be consulted to further evaluate for the presence of any extended conditions than what is noted, for recommendations and corrective work.

