



The Home Inspectors

Specialists In Residential Inspections

100 Cherry Ridge Ln.

San Jose, CA 95136

(408) 927-6566

PROPERTY INSPECTED:

467 Bell St.

E. Palo Alto, Ca.



INSPECTED FOR:

Graeham Watts

Martin Team, Intero Real Estate

INSPECTED BY:

Gary Dulleck

INSPECTION DATE:

September 14, 2015

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INTRODUCTION

This property was inspected by an inspector with many years experience in the construction trades. The following report is based on the inspector's findings at the time of the inspection with regards to the observed conditions of the major structural, mechanical & electrical components of the property. The following terms are sometimes used in this report to describe system components and their conditions at the time of the subject inspection:

GOOD/SOUND: These terms are used to describe a system or component that is capable of providing its intended function and is considered by the inspector to be in average or above condition for its age.

MINOR: This term is usually used to define an amount of wear and tear which does not significantly limit the use of the component or system. A system may show minor wear or deterioration and still be considered in good/sound condition. Also used to denote a relatively small amount or less than moderate. Often an item that should be corrected as part of routine maintenance.

MODERATE: To a greater degree than minor, or a system or component that may still be able to perform its intended function in full or part, however, should in our opinion, receive some specific maintenance or repair in the near future.

ATTENTION NEEDED: This term is used to define a system or component that, in our opinion, should have immediate attention; either a more detailed analysis and/or corrective action.

ROUTINE MAINTENANCE: Those items which should be incorporated into the buyers regular property maintenance program.

This report is for the use of the original client only. Any other interested parties should obtain their own inspection. The fee for this report is non-transferable and not contingent upon the successful close of escrow. This report is not intended as a substitute for a seller disclosure statement or structural pest (termite) report.

A home inspection is a limited time, visual inspection of a home... usually a home that is being purchased. The purpose of the inspection is to determine the condition of various systems of the home at the time of inspection and report on significant visible defects regarding portions of the site, structure, interior, heating, electrical and plumbing as per accepted standards in the home inspection industry. No inspection will pick up every latent defect. The inspection is not intended to be technically exhaustive. There will quite likely be items of possible concern to the client which are not addressed in the report. The inspector's ability to find defects is limited by access to various parts of the property, lack of information about the property and many other factors. **The report that is issued is a compilation of observations and an opinion as to the condition of portions of the home/systems. It is not a "code compliance" report.**

The service that **The Home Inspectors** has provided you is an inspection, not a warranty. We make no warranty of this property. If you desire warranty coverage please see your real estate agent for details about any warranty plan that their firm may have access to.

Thank you for giving **The Home Inspectors** the opportunity to provide you with our inspection service. Please feel free to call if you have any questions concerning this report or if we can be of any further assistance.

Respectfully submitted,
The Home Inspectors
Gary Dulleck, President
Residential Inspection Specialists

● **BUILDING SITE** ●

● **DRIVEWAY**

There are cracks and holes at the asphalt driveway.

● **SURFACE DRAINAGE**

The drainage adjacent to the structure is in poor condition. There is inadequate slope. There are missing and apart roof gutters and downspouts.

Recommendation: Use of gutters and downspouts with extensions at the base of the downspouts should direct rain water away from the building. Routine maintenance would require that the area adjacent to the foundation be maintained with a slope of one-half inch per foot away from the foundation for a distance of five feet where possible.

● **BUILDING EXTERIOR** ●

● **SIDING**

The exterior walls are covered with wood which is in generally good condition with the following exception(s): There is splitting and weathering of the wood.

● **WINDOWS**

Based on our standard spot check, the wood framed windows are in generally sound condition with the following exception(s): Cracked glass was noted at the left rear window. Some of the windows slide roughly.

Where there are security bars at bedrooms, one in each bedroom were equipped with quick-release devices. They were not tested. The quick-release devices should be tested regularly and all members of the household should be familiar with their operation.

NOTE: Windows are spot checked only and are usually not all accessed or test operated. Also check your Structural Pest report regarding wood condition.

● ROOF

The roof is covered with composition shingle over composition shingle and wood shingle. Installation specifics are beyond the scope of this report. The covering was in generally good condition with the following exception(s):

There are some torn and missing shingles.



The flashings are not raised to the level of the current roof.



NOTE: We do not probe eaves, rafters, fascia, etc. to determine condition. Check your structural pest report regarding wood condition as there is visibly damaged wood.

Recommendation: For further evaluation and repairs contact a licensed roofing contractor ([attention needed](#)).

● BUILDING INTERIOR ●

● CEILINGS/WALLS

There were minor to moderate cracks noted, indicating that some settling or movement has occurred. Since there is a possibility that the soil is expansive in nature, cracks may reappear after repair or increase in size.

Minimally, carbon monoxide and smoke detectors should be present at each level and in hall ways adjacent to bedrooms. Smoke detectors are also recommended inside bedrooms. While detectors were found at the rear hall, none were noted at the front hall.

● FLOORS

There were some minor to moderate pops and squeaks at some floors. Some minor humps/sloping were noted. There were also uneven bumps and indented spots felt through carpeting indicating damaged flooring under carpet. There was an unscreened hole at the laundry/utility room floor.

NOTE: Check your Structural Pest report regarding wood condition. A Structural Pest report includes checking wood condition for fungus damage (dry rot) and/or pest damage, and therefore, is not specifically addressed in this report. We do not probe flooring to determine its condition (e.g. at areas where moisture is common such as bathrooms, kitchen and laundry). We do not normally comment upon floor coverings, underlayment, etc. and are only inspecting for signs of significant movement or failure.

● EXIT DOORS

The front left door was weathered but operational. The iron outer door at the center left exit was stuck and would not open. The main entry door at the right was eunctional. The rear right door appeared to have been added, was dragging and did not operate well.

There were larger than normal steps down to the exterior at a couple of doors.

While we usually do not comment on spot checked interior doors, it was noted that there are miscellaneous damaged doors.

● BUILT-IN KITCHEN APPLIANCES

There was a damaged old dishwasher that did not test operate.

The free-standing oven/range was not tested.

NOTE: Our limited appliance inspections do not include most free standing appliances or all appliance functions or settings.

● HEATING SYSTEM ●

Heat is provided by a forced-air furnace which is located in the laundry/utility room. The unit is equipped with an electrically ignited pilot for safety and energy conservation.

The furnace test operated correctly. NOTE: Registers were not necessarily all located and were not checked for workability or air flow. While we visually inspect furnace combustion areas as accessible, we cannot verify the absence of cracking at the combustion area/heat exchanger or predict future cracking. No specialized testing for carbon monoxide was performed.



There are distribution ducts apart/open in the crawlspace ([attention needed](#)).



The air conditioner did not test operate (old compressor at rear yard did not respond, [attention needed](#)).

There was an old wall furnace at the livingroom which was no longer in use. The gas line has been capped off after the flex connector rather than properly before the connector ([attention needed](#)).

The electric air cleaner located in the attic near the attic access was not inspected. The condensate pump (located improperly in the crawlspace below the furnace) was not determined if in use and was not inspected.

Recommendation: Contact a licensed heating/cooling contractor for repairs/replacement as needed.

● ELECTRICAL SYSTEM ●

The electrical service to the building is by overhead wire which enters via a weatherproof head. The service box is located at the left exterior. The electrical service is 240 volt protected by a 100amp main breaker. NOTE: There was also a newer service box and service mast for future installation at the left front exterior.

As visible at the panel there is copper branch circuit wiring.

The following was noted where **attention is needed**:

1. The breaker-to-wire size does not appear properly matched at the an added Romex cable and the cable exits out the face of the panel (preventing putting on the panelk cover which was found uninstalled). The cable runs unprotected down the wall and into the crawlspace.
2. Where miscellaneous 2-hole outlets throughout the house have been replaced with 3-hole, they are open grounded.
3. Missing coverplates were noted at miscellaneous outlets and switches.
4. There is an added 110v outlet powered from the 220v dryer outlet.

5. There are several unsecured Romex cables on the ground in the crawlspace.



This house employs a combination of 2-hole outlets and 3-hole grounded outlets. A representative number of electrical outlets were tested and were found to be working properly with the above exception(s). The right rear bedroom outlet(s) tested as grounded (how or where grounded was not determined however appeared to be powered via improperly added unsecured Romex in the crawlspace). Light and switch operation was also only spot checked.

There was no GFI found. Modern construction now requires that outlets located in the bathrooms, outdoors, garage, and kitchen counter receptacles within 6 feet of the sink be protected by a Ground Fault Circuit Interrupter. A GFCI (or GFI) monitors the equal current in both the black and white wires. If there is any change in this balance the GFI shuts off current on the protected outlet(s). This reduces the chance of a serious shock. We suggest upgrading the system by installing GFIs as they are an inexpensive and important safety feature.

There is original knob & tube wiring in use. Knob & tube wiring employed taped splices and other methods of installation no longer used for modern wiring. It is covered by insulation in the attic however there was a notice posted in the attic stating that it had been inspected by an electrician and was approved to insulate over (beyond our scope to verify).

Recommendation: For further evaluation and repair contact a licensed electrician.

● PLUMBING SYSTEM ●

The inspector did not locate a main water service shut off valve at the house. There are galvanized steel water supply lines and steel, cast iron and plastic drain lines as visible/spot checked in the crawlspace. Corrosion discoloration of the water was noted at some fixtures. Note: The extent of scaling (i.e. mineral deposits), corrosion or deterioration common inside steel pipe, is beyond the scope of this report.

Leaking was noted at the rear hose bib ([attention needed](#)). Leaking was also noted at the washer bibs (which did not fully shut off) in the laundry area and the floor was wet and water was dripping through into the crawlspace ([attention needed](#)).

The plumbing fixtures and faucets were checked and found to operate satisfactorily with the following exception(s):

1. There was low water flow at the rear hall bathroom sink faucet.
2. Leaking was noted at the rear bathtub faucet(s) during use and the cold faucet handle was also cracked and sharp ([attention needed](#)).
3. Leaks were noted at the rear shower faucets during use ([attention needed](#)).
4. The flapper at the rear bathroom toilet does not seal properly and water continually drains from the tank ([attention needed](#)).
5. Leaking was noted at the front hall bathroom sink faucet during use ([attention needed](#)).
6. The front hall toilet is a little loosely bolted at the floor ([attention needed](#)).
7. The front shower head connection leaked.
8. There was damage from leaking at the kitchen sink counter, cabinet and floor ([attention needed](#)).

Check your Structural Pest report regarding wood condition. NOTE: A Structural Pest inspection includes checking for possible leak related water/fungus damage and, therefore, is not specifically addressed in this report.

● WATER HEATER

The water heater is a gas-fired appliance which is located in the laundry/utility room. The water heater appeared to be operating properly at the time of the inspection. Popping and gurgling noted when the water heater is in operation may indicate a sediment build-up in the tank.

A gas line (for what not determined) improperly runs from the water heater supply after the shut off valve ([attention needed](#)).

There is a pressure/temperature relief valve with discharge pipe however the pipe improperly terminates in the crawlspace ([attention needed](#)).

Seismic strapping was noted to help restrain the water heater during an earthquake, however, the water heater is not strapped per recommended specifications ([attention needed](#)). NOTE: We recommend strapping per the booklet by the Office of State Architect entitled "Earthquake Bracing of Water Heaters for Single-Family Home".

● ATTIC ●

The attic access is located at the rear hall bathroom. Due to the amount of insulation, the attic area was viewed from the access hole only. The attic space is insulated with loose fill fiberglass insulation to an estimated value of R-22.

The structural members (2x4 rafters) in the attic appear to be in good condition as visible with no evidence of excessive deterioration or alteration observed.

The ventilation in the attic space appeared to be “normal” for this type of construction.

● FOUNDATION & CRAWLSPACE ●

The access to the crawlspace is at the rear exterior. The concrete perimeter foundation walls were found to be in generally good condition with the following exception(s): There are minor cracks in the foundation walls (to approximately 1/8" in width).

Foundation bolts were noted in the sillplate. NOTE: While bolting appeared “common” for this age building where spot checked, we do not measure or verify spacing, size or extent of bolting, nor evaluate adequacy or engineering.

Cracks in the ground indicate the soil may be expansive in nature. The ground underfloor was dry at the time of inspection (except adjacent to plumbing leaks noted above).

The understructure support consists of girders and posts on concrete pier blocks and appears to be in sound condition. The underfloor area was found not to be insulated.

● GENERAL COMMENTS ●

The detached garage was not inspected.

Much of the yard was overgrown and was not entered or inspected.

CONDITIONS & LIMITATIONS

**Inspection Agreement
Conditions & Limitations**

The Home Inspectors
100 Cherry Ridge Ln.
San Jose Ca. 95136
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(408) 927-6566

Property to be inspected: 467 Bell St.

Inspection scheduled for: Sept. 14, 2015

PAID

Fee when paid at the time of inspection: \$395.00 (add \$100.00 if billing/not paid at time of inspection). Fees billed to escrow are the responsibility of the client and are due at close of escrow or no later than 60 days after inspection and are not contingent upon the successful close of escrow.

The report is for the use of the original client only. The report is not intended as a substitute for a seller's disclosure statement. A home inspection is a limited time, visual inspection of a home. The purpose of the inspection is to determine the condition of the various major systems and structures of the home and report on significant defects visible at the time of the inspection. No inspection will pick up every evident or latent defect. There will quite likely be items of possible concern to the client which are not addressed in the report. The inspection is not intended to be technically exhaustive. Various systems and items are spot checked only. It is not the intent of the inspection to inspect or test all components of a system. The inspector's ability to find defects is limited by access to various parts of the property, lack of information about the property and many other factors. **The report is an opinion as to the condition of certain portions of the home/systems. It is not a "code compliance" report.**

The following are specifically excluded from the scope of the inspection and report: Items concerning soils, geology and engineering of the site or structure; swimming pools, spas, saunas and their related equipment; electric, water, sewage, and gas lines outside the building or underground; septic tanks; solar water systems, water softeners or purifiers, window A/C units and furnace heat exchangers. The report does not address structural items or home systems/components inaccessible or not readily visible at the time of the subject inspection (ie. under insulation, behind furniture, within walls, inside components or fixtures, etc.). No water, air, soil or material analysis, including those for health or environmental considerations (e.g. lead, formaldehyde, radon, asbestos, etc.), are performed as part of this inspection. No representations are made regarding encroachments, easements or site stability. We do not calculate correct sizing or adequacy of water and gas piping or drain lines and vents, nor the adequacy of the electrical circuit layout or amperage draw/load calculations. There are no comments made concerning the cosmetic condition of the paint, wall coverings, carpeting, drapes, etc. We do not determine whether any appliances, components or materials used have any known defects or are on any published recall list.

This inspection does not cover items checked for in a normal structural pest report (fungus, water damage, termite/pest infestation, shower pan testing etc.) nor preclude the need for one.

The report does not provide a warranty for the systems or components within the property, or does it specify what should or should not be included in the property. Items not specifically referred to in the report are excluded from the report. We make no warranty of this property. No guarantees are expressed or implied.

Read and agreed,

Client *[Signature]*

Date: 9/8/15