



Compass Home Inspections L.L.C.

**P.O. Box 1534
Cupertino CA 95015-1534
(408)980-7177**

Client(s)
Roxanna and Richard Croteau

Inspection Property Address
1704 Hillsdale Ave.
San Jose, CA

Realtor(s)
Catherine Young



Inspection Date
10/29/2005

Weather:
Partly cloudy

Temperature:
Over 60

Inspected By
Michael Strom-Berg



INVOICE

Compass Home Inspections L.L.C.
P.O. Box 1534
Cupertino CA 95015-1534
(408)980-7177
Inspected By: Michael Strom-Berg

Inspection Date: 10/29/2005
Report ID: hillsdaleave10-28-05

Customer Info:	Inspection Property:
Roxanna and Richard Croteau Customer's Real Estate Professional: Catherine Young Coldwell Banker	1704 Hillsdale Ave. San Jose, CA

Inspection Fee:

	Service	Price	Amount	Sub-Total
Approx. Sq. Ft. 1,501-2,000		455.00	1	455.00

Tax \$0.00

Total Price \$455.00

Payment Method:Check
Payment Status:Paid At Time Of Inspection
Note/Escrow Number:
Name:
Company:
Phone:
Fax:

Date: 10/29/2005**Report ID:** hillsdaleave10-28-05**Property:**
1704 Hillsdale Ave.
San Jose, CA**Customer:**
Roxanna and Richard Croteau**Real Estate Professional:**
Catherine Young
Coldwell Banker

Inspection Report Introduction

We would like to take this opportunity to thank you for selecting us to perform the home inspection on this property. In the following pages Compass Home Inspections L.L.C. has provided the written inspection report. We appreciate the opportunity to be of service to you.

The inspection and report are general overviews of the inspected items and are intended to be a non-destructive examination of the general functions of the building, its components, and equipment. Given the nature of a home inspection the inspector can only spend a limited time on each inspected item. The inspection is visual and the purpose of the inspection and written report is to indicate whether a readily accessible item, component or system, which is identified on the written report is functioning adequately at the time of the inspection. The inspection and report only includes those items and systems expressly identified in the provided inspection report. The inspection and report were generally performed in accordance with the standards of practice of the "American Society of Home Inspectors". These standards of practice can be delivered upon request, or viewed on line at www.ashi.org

The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the Client and as such are not to be relied on by third parties or subsequent purchasers. COMPASS HOME INSPECTIONS L.L.C. assumes no responsibility or liability to any third parties in connection with the inspection or Report. The Report is non-transferable.

The inspection and Report do not include, nor should they imply a review of compliance or noncompliance with any code, regulation, law, statute, or ordinance whether governmental or otherwise, unless such observations are specifically referred to in the Report.

Common areas, or systems, structures, or components there of, including, but not limited to, those of a common interest development as defined in California Civil Code section 1351. et seq. do not fall within the scope of this inspection and were not inspected.

Definitions

Home inspection: The process by which an inspector visually examines the readily accessible systems and components of the house and which describes those systems and components in accordance with the ASHI Standards of Practice.

Functional: A system or component is functional when it serves its intended purpose and shows no unusual signs of deterioration.

Non-functional: A system or component is non-functional when it no longer adequately serves its intended purpose or shows unusual signs of deterioration.

Severe/Significant: A system or component is in need of immediate correction, repair or replacement.

Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

Further evaluation: Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

Age of House:
Over 40 years

Client Is Present:
Yes

Weather:
Partly cloudy

Temperature:
Over 60

Rain in last 3 days:
No

ROOF SYSTEM:

The home inspector shall inspect: The roof covering, the roof drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

The home inspector shall describe: the type of roof covering; and report the methods used to inspect the roof.

The home inspector is NOT required to: Walk on the roofing; inspect attached accessories including but not limited to antennae, interiors of flues or chimneys which are not readily accessible, solar systems, and other installed accessories.

Styles & Materials

ROOF COVERING: COMPOSITION SHINGLE COMPOSITION ROLL	VIEWED ROOF COVERING FROM: WALKED ROOF	SKYLIGHT(S): NONE
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SUN TUNNELS: NONE	RAIN GUTTERS: METAL	FULL COVERAGE WITH RAIN GUTTER SYSTEM: YES
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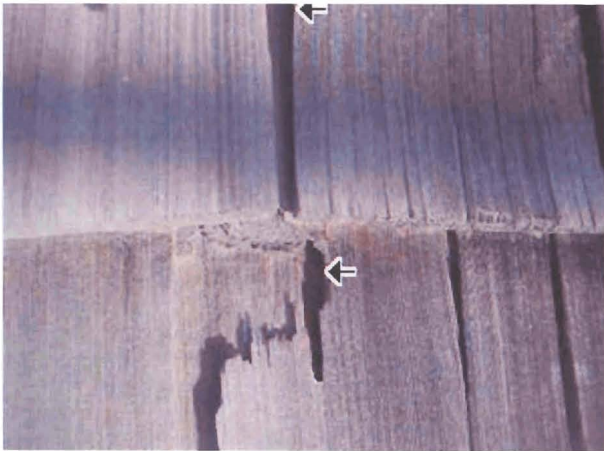
CHIMNEY TYPE: BRICK MASONRY	CHIMNEY(S) INSPECTED FROM: FROM GROUND AND ROOF
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Inspection Items

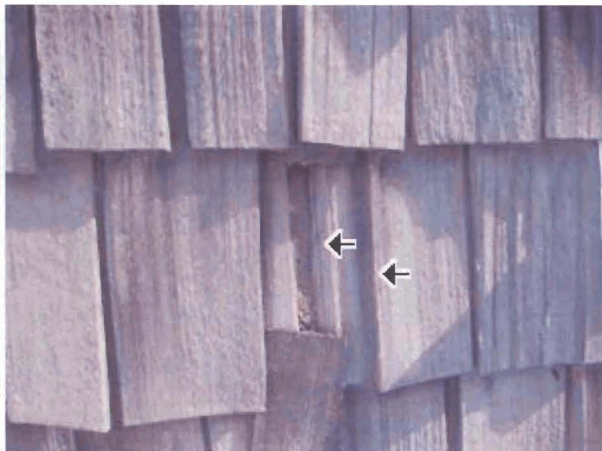
1.0 GENERAL ROOF COVERING OBSERVATIONS:
The roof was inspected for loose, missing or deteriorated roofing material. The flashings on the roof were inspected for proper installation, damage or gaps.

1.1 ROOF COVERING: UNSAFE, DEFICIENT. OR SIGNIFICANTLY DEFICIENT ITEMS:
There were several weathered, loose, and cracked wood shakes, and areas of exposed roofing felt paper visible on the roof (see photo #1-3 for example), there were worn spots on the composition rolled roofing over the family room(see photo #4 for example), there were water stains on the eaves of the family room(see photo #5 for example)and the flashing was lifted in an area adjacent to the front entry(see photo#6). There was a flue cap that was rusted through above the water heater area(see photo #7). These situations all need further evaluation and repairs as needed to help ensure a leak free installation. I recommend contacting a qualified licensed roofing contractor at this time for further evaluation and repairs of these items as needed.

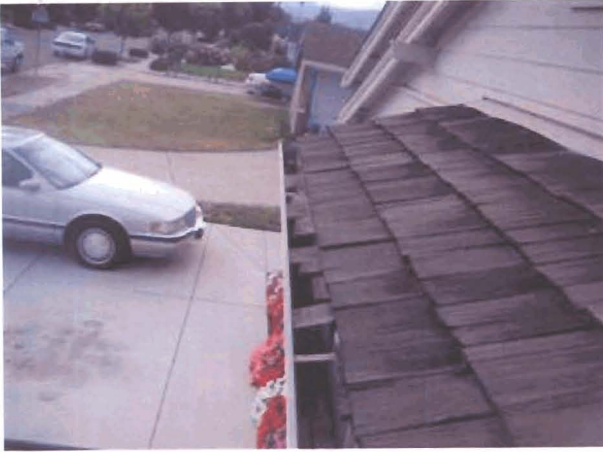
There was some tree debris and moss noted in places on the roof . These areas need to be cleaned to ensure proper control of the roof water runoff.



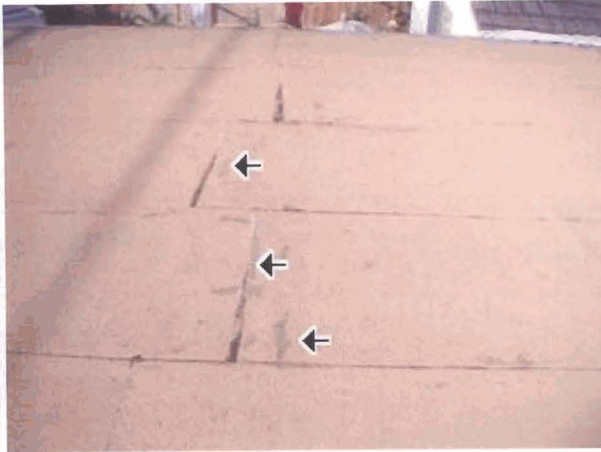
1.1 Picture 1



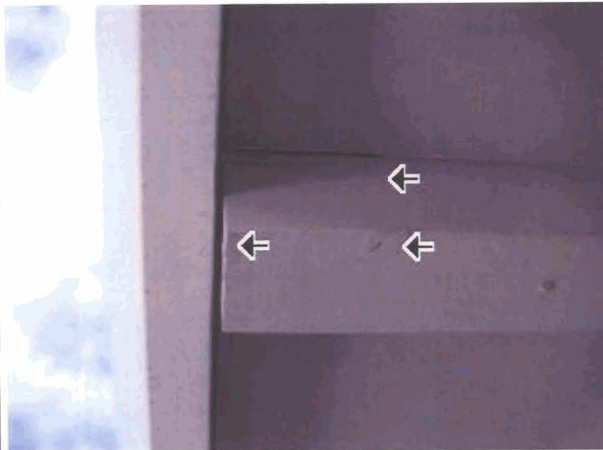
1.1 Picture 2



1.1 Picture 3



1.1 Picture 4



1.1 Picture 5



1.1 Picture 6



1.1 Picture 7

1.2 GENERAL EAVES, SOFFITS AND FASCIAS OBSERVATIONS:

The eaves and fascia boards were painted and were overall in functional condition. The eaves and fascias were inspected from the ground. There were no soffits on this house.

1.3 EAVES, SOFFITS, AND FASCIAS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:

NONE VISIBLE

1.4 ROOF DRAINAGE SYSTEM

There were metal rain gutters and down spouts noted on this house. From the ground and roof the installed rain gutters and down spouts appeared to be in functional condition. Rain gutter systems need annual maintenance in order to remain functional. It is important to control the roof water runoff and I recommend installing extensions on the downspouts to direct the water away from the house.

1.5 ROOF DRAINAGE SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:

The rain gutter was noted to have debris in it in several places(see photo #1 for example). This system needs further evaluation and repairs / maintenance as needed at this time to be fully functional.

The downspout was damaged on the right front of the garage(see photo#2). This damaged downspout needs to be replaced to ensure proper control of the roof water runoff.



1.5 Picture 1



1.5 Picture 2

1.6 GENERAL FIREPLACE CHIMNEY OBSERVATIONS

There was a brick fireplace chimney that was inspected from the ground and roof. The fireplace chimney was stable when pressure was applied. There was a spark arrester installed. The spark arrester was not removed for inspection and the condition of the interior of the chimney is unknown.

1.7 FIREPLACE(S): UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:

NONE VISIBLE

EXTERIOR PART 1:

The home inspector shall inspect: The exterior wall covering, flashings, trim, and all exterior doors; garage doors and garage door operators; attached decks, balconies, stoops, steps, porches and associated railings; eaves, soffits, and fascias where accessible from ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; the walkways, patios, and driveway leading to dwelling entrances.

The home inspector shall: Describe the exterior wall covering; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; probe exterior wood components where deterioration is suspected.

The home inspector is NOT required to inspect: Screening, shutters, awnings, and similar seasonal accessories; fences, presence of safety glazing in doors and windows, garage door operator remote control transmitters; geological, geotechnical, or hydrological conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); outbuildings, common elements or common areas in multi-unit housing, such as condominiums, town houses, or cooperative housing; sea walls, break walls or docks, erosion control, and earth stabilization measures; presence or condition of underground storage tanks whether abandoned or active. The home inspector is NOT required to move personal items, suspended ceiling tiles, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING MATERIAL:

- STUCCO
- WOOD
- BRICK VENEER

WINDOW TYPES:

- DOUBLE PANE
- SINGLE PANE

Inspection Items

2.0 SIDING, FLASHING AND TRIM

The exterior siding/stucco was inspected for damage and was overall in functional condition. There were hairline cracks noted to the stucco (cracks less than 1/8 wide). There was painted wood trim. The paint coverage was noted to be functional. Any cracks to the stucco and any gaps around the trim should be sealed to prevent water penetration. A board by board inspection of the siding was not performed.

2.1 WINDOWS

There was a combination of double pane windows and older single pane windows. A representative amount of the

windows were operated. The windows were overall in functional condition and most of the windows that were tested opened and closed properly.

2.2 DOORS (Exterior)

All the exterior unlocked doors were operated. Most of the exterior doors that were tested opened and closed properly.

2.3 EXTERIOR PART 1: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

There was a hole noted in a window pane at the front of the house adjacent to the front entry door. This window pane needs to be replaced for safety. I recommend contacting a qualified licensed general contractor for correction as needed.

The windows in the front bedrooms did not lock properly. These window locks need to be adjusted/replaced as needed to ensure proper function. I recommend contacting a qualified licensed general contractor for correction.

The sash balance mechanism was broken on a window in the right front bedroom. This broken sash balance mechanism needs to be replaced to ensure proper function of these window. I recommend contacting a qualified licensed general contractor for correction as needed.

The wood over hang added at right side of the garage appears to encroach into the setback requirements for the property (see photo#1). This overhang needs to be removed. I recommend contacting a qualified licensed general contractor for correction as needed.

The exterior door of the master bedroom binds and was difficult to operate. This door needs to be adjusted/repared as needed to ensure proper function. I recommend contacting a qualified licensed general contractor for correction as needed.

The window panes in the living room adjacent to the front entry door did not appear to be safety glass. I strongly recommend having the glass panes that are within 18" of the floor upgraded to safety glass at this time. I recommend contacting a qualified licensed general contractor for correction as needed.

The paint was chipping and peeling on the exterior of the master bedroom door and door trim at the left side of the house (see photo#2 for example). These areas need to be properly prepared and painted where needed to fully protect the wood. I recommend contacting a qualified licensed painting contractor at this time for corrections.

There were vertical cracks noted to the brick veneer at the right side of the house and there were gaps in places along the top of the brick veneer. These areas need to be sealed at this time to prevent water penetration.



2.3 Picture 1



2.3 Picture 2

EXTERIOR PART 2:

Styles & Materials

DRIVEWAY:
CONCRETE

GARAGE TYPE:
ATTACHED

NUMBER OF CARS:
TWO CAR

TYPE OF GARAGE VEHICLE DOOR(S):
ROLL UP

NUMBER OF OPENERS:
ONE

AUTO OPENER MANUFACTURER:
LIFT-MASTER

Inspection Items

<p>3.0</p>	<p>SIDEWALKS, DRIVEWAYS, WALKWAYS, AND PATIOS</p> <p>The driveway was concrete. The walkways were concrete. The rear patio was concrete. These areas were inspected for excessive settling/lifting, trip hazards and deterioration. There were some cracks noted to the concrete in these areas however they were overall in functional condition.</p>
<p>3.1</p>	<p>VEGETATION, GRADING, RETAINING WALLS</p> <p>There was vegetation blocking access to the retaining wall at the front and right side of the house for inspection (see photo #1&2 for example). The condition of the siding in these areas is unknown. There was no significant reverse grade around the unit. There were no retaining walls on the property.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="120 535 722 982"> </div> <div data-bbox="727 535 1331 982"> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <p>3.1 Picture 1</p> <p>3.1 Picture 2</p> </div>
<p>3.2</p>	<p>DECKS, BALCONIES, STAIRS, AND PORCHES:</p> <p>There were no decks, balconies, or exterior stairs. The front porch was concrete.</p>
<p>3.3</p>	<p>GROUNDS, WALKWAYS, DECKS, ETC.: UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS</p> <p>The patio at the exterior of the master bedroom was poured up above the foundation vents(see photo for example). This is a condition that could allow water to enter the sub area and possibly damage the wood in this area. A current pest control report should be consulted at this time to determine if there is any damage in this area and the extent of any damage.</p> <div data-bbox="120 1291 722 1738"> </div> <p>3.3 Picture 1</p>
<p>3.4</p>	<p>STORED MATERIALS IN GARAGE</p> <p>There were stored materials noted on the floor and walls of the garage, limiting access for inspection of these areas. I could not determine if any unsafe conditions exist in, under, behind, or above these stored materials. Also, the side exterior garage door could not be tested due to the storage of personal items. The ability for the door to function properly is unknown.</p>

3.5	<p>GENERAL GARAGE/CARPORT CONDITIONS</p> <p>Some of the garage walls were sheet rocked. The garage was inspected for damage to the fire shield between the garage and house, damage to the framing and the concrete slab. There were cracks noted to the garage slab.</p>
3.6	<p>GARAGE/CARPORT: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS</p> <p>The door between the garage and the house did not appear to be a solid core fire rated door. This door needs to be upgraded to a solid core fire rated door with a self closing device and weather stripping installed for fire safety. I recommend contacting a qualified licensed general contractor for correction as needed.</p> <p>The garage foundation vents were noted to be covered. These vents need to be uncovered to restore the air circulation into the garage for safety.</p> <p>There were some loose nuts on the garage vehicle panel hinges. These nuts need to be properly secured to prevent possible damage to the door. I recommend contacting a qualified licensed general contractor for correction as needed.</p>
3.7	<p>GARAGE DOOR OPERATORS</p> <p>The garage car door opener responded normally to the controls on the wall. The garage car door opener backed up when the light beam mechanism was interrupted.</p>
3.8	<p>GARAGE/CARPORT DOOR OPENERS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS</p> <p>NONE VISIBLE</p>

ELECTRICAL SYSTEM:

The home inspector shall inspect: The service drop, service entrance conductors, cables and raceways; the service equipment, main disconnects, the service grounding and the interior components of service panels and sub panels; the conductors, the over current protection devices, a representative number of installed lighting fixtures, switches and receptacles, and the ground fault circuit interrupters.

The home inspector shall describe: the amperage and voltage ratings of the service; the location of main disconnects and sub panels.

The home inspector shall report any observed aluminum branch circuit wiring and the absence of smoke detectors.

The home inspector is NOT required to: Insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; inspect low voltage wiring systems and components, security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; built-in vacuum equipment and the remote controls devices unless the device is the only control device.

Styles & Materials

ELECTRICAL CONDUCTORS:
ABOVE GROUND

MAIN DISCONNECT SIZE:
MAIN FUSE BLOCK DISCONNECT
SIZE OF FUSES UNKNOWN

PANEL TYPE:
FUSE BLOCK DISCONNECT
SUB PANEL CONTAINS CIRCUIT BREAKERS

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
NON METALLIC SHEATHED CABLE
ROMEX

Inspection Items

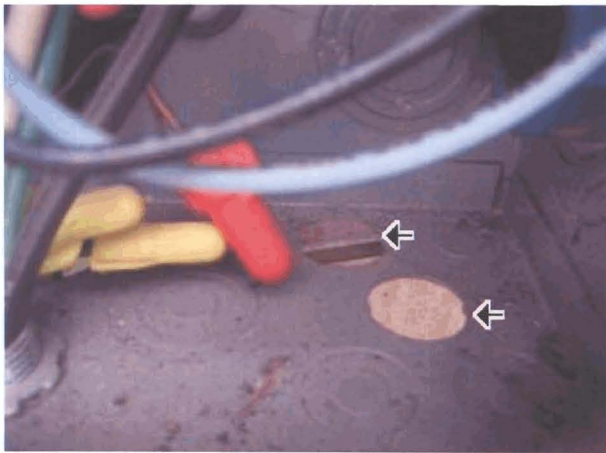
4.0	<p>LOCATION OF MAIN ELECTRICAL PANEL, AND ELECTRICAL SUB PANELS</p> <p>The main electrical panel was located at the rear of the house. There was a sub panel installed in the cabinet adjacent to the main panel. The sub panel cover was removed and the interior of the panel was inspected. The wire sizes were consistent with the circuit breakers. There were no double lugged circuit breakers. There was 240 volt wiring noted to the main panel, sub panel, kitchen, A/C unit, and the laundry room.</p> <p>The cover on the main panel could not be removed for inspection. The condition of the inside of this panel is unknown.</p> <p>The main disconnect were fuses in a fuse block. These fuses were not removed for inspection as during so would turn the power off to the house. Their condition is unknown. It is advise that spare fused be kept on site for emergency use.</p>
4.1	<p>MAIN ELECTRICAL PANEL, AND ELECTRICAL SUB PANEL, SERVICE ENTRANCE CONDUCTORS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS</p> <p>There was no grounding buss installed in the sub panel. A grounding buss needs to be installed at this time to ensure proper grounding of the panel for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.</p>

There were neutral and ground wires on the same bus bar in the sub panel. This situation needs to be corrected as needed at this time for safety. I recommend contacting a qualified licensed electrical contractor for repairs.

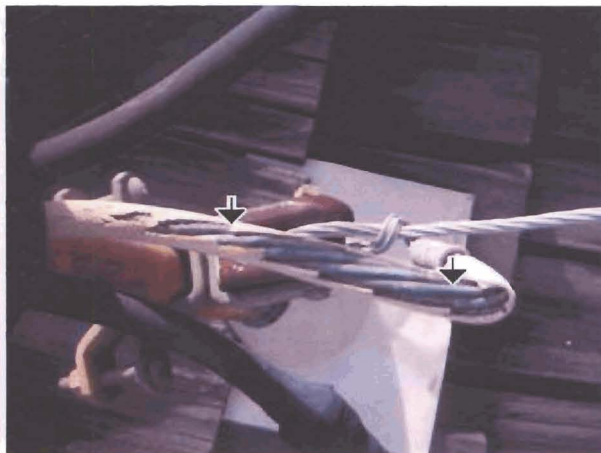
There were missing knockout plugs noted in the sub panel(see photo #1). Approved filler plates need to be installed to seal the hole at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for proper installation of this item.

The insulation on the white overhead electrical service wires at the electrical mast head was noted to be deteriorated/cracked(see photo #2). This is a potential hazardous situation and needs to be corrected at this time for safety. This is high voltage wiring DO NOT ATTEMPT TO DO THIS YOUR SELF. I recommend contacting the local utility company or a qualified licensed electrical contractor at this time for correction as needed.

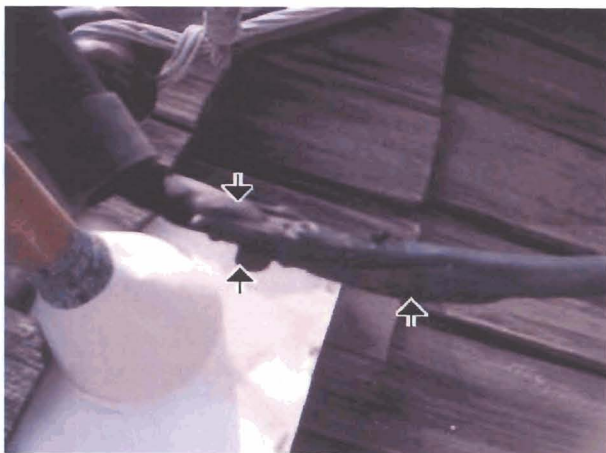
The insulation on the overhead electrical service wires from the power pole was noted to be blistered, which may indicate over heating of the wires. This is a potential hazardous situation and needs to be corrected at this time for safety. This is high voltage wiring DO NOT ATTEMPT TO DO THIS YOUR SELF. I recommend contacting the local utility company at this time for correction as needed.



4.1 Picture 1



4.1 Picture 2



4.1 Picture 3

4.2 ATTACHED OUTDOOR LIGHTING, AND INDOOR LIGHTING

A random sample of lights were tested. All of the attached exterior electrical lights with bulbs that were tested responded normally to their switches. Most of the indoor electrical lights with bulbs that were tested responded normally to their switches. Lights on timer systems or on photovoltaic systems are not operated or tested. There were no bulbs installed in the light fixture on the wall in the master bedroom. The ability for this light fixture function properly is unknown.

4.3 ELECTRICAL OUTLETS AND GFCI ELECTRICAL OUTLETS

There was a combination of two prong electrical outlets and three prong electrical outlets noted through out the house. A

random sample of electrical outlets were tested. We do not move furniture, appliances or stored materials to test outlets. There were no accessible reversed polarity outlets noted at this property.

4.4 LIGHTING, ELECTRICAL OUTLET AND GFCI OUTLET: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

The light fixture in the kitchen above the sink did not respond to the wall switch. This light needs further evaluation and repair. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed.

The three way light switch circuit for the kitchen ceiling light fixture did not function properly. This switch circuit needs to be corrected to ensure proper function. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.

The glass lens in the ceiling light fixture in the front entry hall was broken(see photo #1). This glass lens needs to be replaced for safety.

There was a broken electrical outlet noted in the family room(see photo #2). This outlet needs to be replaced at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.

There were ungrounded three prong outlets noted in the kitchen, dining room and master bathroom. These outlets need to be properly wired at this time for safety. I recommend contacting a qualified licensed electrical contractor for further evaluation and correction. There may be other ungrounded three-pronged outlets that were not visible due to the furniture.

There was no response from some of the outlets in the front bedrooms. These outlets need further evaluation and correction as needed to ensure proper function. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed. These outlets may have been connected to the GFCI outlet at the front exterior of the house that was tripped and did not reset. I recommend contacting a qualified licensed electrical contractor for correction as needed to ensure proper and safe function of the outlets.

There was a missing outlet cover plate in the garage at the ceiling. This cover plate needs to be installed at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed.

There was unprotected nonmetallic sheathed electrical wiring noted below 7' in the garage. This wiring needs to be removed or be properly shielded at this time for safety. I recommend contacting a qualified licensed electrical contractor for correction of this item.



4.4 Picture 1



4.4 Picture 2

WATER HEATER (S):

The home inspector shall inspect: the water heating equipment, normal operating controls, automatic safety controls, the vent systems, flues, and chimneys; inspect the fuel storage and fuel distribution systems.

The home inspector shall describe: The water heating equipment including the energy source.
 The home inspector is NOT required to inspect the interiors of flues or chimneys that are not readily accessible or solar water heating systems. The home inspector is not required to operate safety valves or water shut-off handles.

Styles & Materials

WATER HEATER MANUFACTURE:
 RELIANCE

WATER HEATER POWER SOURCE:
 PROPANE

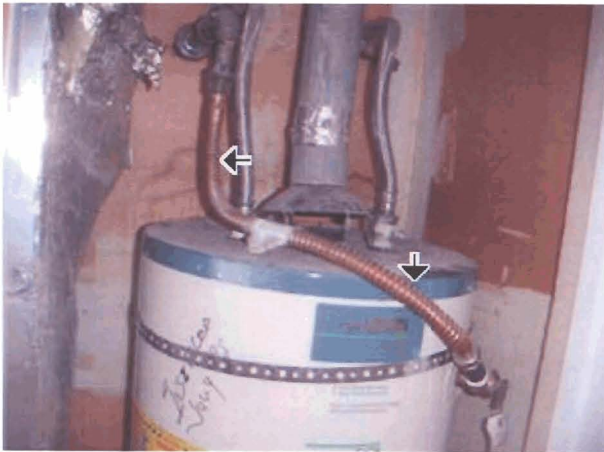
WATER HEATER CAPACITY:
 NOT VISIBLE

Inspection Items

5.0 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
 The water heater responded normally to the controls. There was no visible leaking at the water heater. There was hot water response at all the fixtures in the house. Please note: Whenever there are gas systems in the home we strongly recommend properly installing carbon monoxide detectors for the safety of the occupants.

5.1 WATER HEATER SEISMIC STRAPPING
 Where visible the seismic straps on the water heater appeared to be properly installed. However, I could not determine the length or diameter of the lag screws installed on the seismic straps. I recommend contacting the installer of the straps to verify that the size and diameter of the lag screws comply with the State standards.

5.2 WATER HEATER SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
 There was no drain pan installed under the water heater. A properly sized drain pan needs to be properly installed at this time. Consult with the manufactures guidelines. I recommend contacting a qualified licensed plumbing contractor for installation.
 The pressure relief valve drain pipe on water heater is not properly vented out to the exterior of the house (goes uphill). This drain line must be sloped continuously down hill to the exterior of the house. For safety this situation needs to be properly corrected at this time. I recommend contacting a qualified licensed plumbing contractor for corrections as needed.
 The water heater was installed too close to the closet door(within 4"). This is a potential fire risk and needs to be corrected at this time. I recommend contacting a qualified licensed general contractor for correction as needed.



5.2 Picture 1

HEATING SYSTEM

The home inspector shall inspect: The installed heating equipment and the vent systems, flues and chimneys; the installed central and through wall cooling equipment.
 The home inspector shall: Describe the energy source and the heating and cooling method by distinguishing characteristics; operate the systems using normal operating controls; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
 The home inspector is NOT required to: Operate heating or cooling systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; inspect the heat exchanger, the interior of flues, humidifiers, dehumidifiers, electronic air filters, or solar space heating systems; determine the uniformity or adequacy of heat or cooling supply or distribution to the various rooms.

Styles & Materials

ENERGY SOURCE:
 GAS

HEAT TYPE:
 FORCED AIR

NUMBER OF HEAT SYSTEMS (excluding wood):
 ONE

HEAT SYSTEM BRAND:

COOLING EQUIPMENT TYPE:

COOLING EQUIPMENT ENERGY SOURCE:

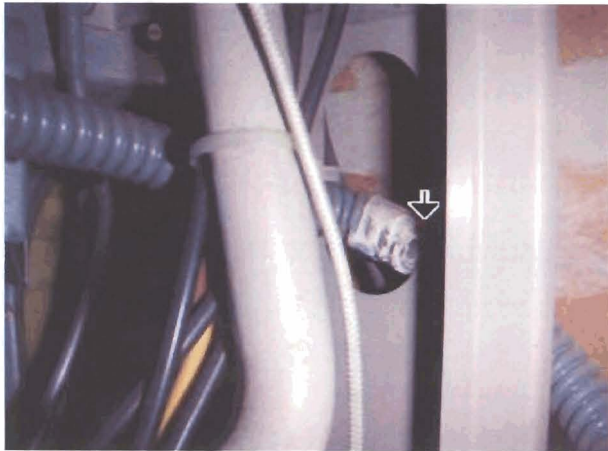
LENOX
CENTRAL AIR MANUFACTURER: NOT RECORDED
CENTRAL AIR CONDITIONING **ELECTRICITY**
NUMBER OF A/C UNITS: ONE

Inspection Items

6.0 HEATING SYSTEM
 The furnace was located in a hall closet. The forced air furnace responded normally to the controls. The furnace heat shield at the furnace burner area was not removed for inspection, the heat exchanger was not fully visible for inspection and it's complete condition is unknown.

6.1 AIR DUCTS
 The visible heat ducts were located in the attic. There was air flow noted to the heat register vents. All the visible heat ducts were connected.

6.2 HEATING SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
 The cold air return inlet for the furnace was within 10 feet of the furnace closet door. Due to the location of the cold air return the furnace door needs to be fully weather stripped and airtight when closed. I recommend contacting a qualified licensed heating contractor for further evaluation and correction of this item as needed at this time.
 The flexible gas line for the furnace was noted to run through the side wall of the furnace (see photo#1). This condition could cause damage to the gas line and needs to be corrected at this time for safety. I recommend contacting a qualified licensed plumbing contractor for corrections of this item.
 There was a torn air vent screen noted at the bottom of the closet(see photo #2). This screen needs to repaired / or be replaced at this time to help prevent access into the house by animals.
 There was no clamp installed on the furnace filter. An approved clamping mechanism needs to be installed to ensure proper filtering of the returned air. I recommend contacting a qualified licensed heating contractor for further evaluation and correction of this item as needed at this time.



6.2 Picture 1



6.2 Picture 2

6.3 AIR CONDITIONING UNIT(S)
 The older central air conditioning unit was tested with the thermostat controls. There was a condensate drain line installed to the outside of the house.

6.4 AIR CONDITIONING SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
 The air conditioning unit did not respond to the controls. This air conditioning unit needs further evaluation at this time and repairs/replacement to be functional. I recommend contacting a qualified licensed heating contractor for further evaluation and possible repairs as needed.
 The air conditioning unit was located on a pad at ground level(see photo #1). This air conditioning unit needs to be

properly installed on a pad 3" above the grade at this time. I recommend contacting a qualified licensed heating / cooling contractor for correction.

The insulation was deteriorating from the coolant line adjacent to the AC compressor at the exterior of the house(see photo #2). This insulation needs to be replaced for energy efficiency.



6.4 Picture 1



6.4 Picture 2

6.5 POSSIBLE ASBESTOS

There appeared to be some possible asbestos on the heat register boots and part of the water heater flue.

This should not be considered an exhaustive hazardous materials inspection or a replacement for a hazardous materials inspection. Given the age of this house asbestos or other hazard materials may exist in other locations in the house. We are not qualified, trained or licensed to identify these materials, recognize damaged materials, or potentially damaged materials, any mention of possible asbestos materials or hazardous materials is for your information as a starting point. I strongly recommend consulting with an expert in this field for clarification about these observations and for information about any concerns you may have about asbestos / and or hazardous materials and you.

KITCHEN:

The home inspector shall inspect: The countertops, and a representative number of installed cabinets. Under normal conditions the following appliances are inspected for functionality: The garbage disposal(s), dishwasher(s), stove cook top(s), and oven(s).

The home inspector is NOT required to inspect the household appliances. Please note: Microwave ovens, trash compactors, countertop blenders, water filtration units, and portable dishwashers are not inspected.

Styles & Materials

GARBAGE DESPOSAL BRANDS (S):
ISE

DISHWASHER BRAND (S):
KENMORE

RANGE/OVEN BRAND(S):
KITCHEN AIDE
WHIRLPOOL

Inspection Items

7.0	<p>SINK/ISLAND SINK/BAR SINK</p> <p>The faucet was operated and was inspected for leaking and possible damage. The drain lines were inspected for leaking and possible damage. There was no visible leaking above or below the kitchen sink. There was no island sink. There was no bar sink. The water shutoff handles for the sinks were checked for leaks but were not operated.</p>
7.1	<p>GARBAGE DISPOSAL</p> <p>The garbage disposal responded normally to the controls. There was no visible leaking noted to the garbage disposal.</p>
7.2	<p>DISHWASHER / AIR GAP VALVE FOR DISHWASHER</p> <p>The dishwasher responded normally and was run through a complete normal cycle. There was no visible leaking noted to the dishwasher. There was an air gap valve for the dishwasher installed at the kitchen sink. There was no visible leaking noted to the air gap valve above or below the sink area.</p>
7.3	<p>COOK TOPS AND OVEN(S)</p>

The electric cook top burners and electric oven responded normally to their controls. Please note that the cook top burners were tested with the high settings only and the oven(s) was tested with the temperature controls only. Any timers or self cleaning features were not inspected or tested.

7.4 MICROWAVE COOKING EQUIPMENT

The microwave oven was tested for ten seconds with a damp paper towel and responded normally, however the cooking aspect of the microwave was not inspected.

7.5 RANGE HOOD / VENTILATION

The range hood light and exhaust fan responded normally to their controls. The exhaust fan was properly vented out to the exterior of the house where visible.

7.6 COUNTER TOPS, A REPRESENTATIVE NUMBER OF CABINETS AND FLOORING

The counter tops, kitchen cabinets and flooring were in functional condition, although some cosmetic chipping was noted to the tile counter top. Portions of the counter top was not visible due to the storage of personal items.

7.7 KITCHEN : UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

There was some unshielded nonmetallic sheathed electrical wiring noted in the wood cabinet above the stove cook top area (see photo#1). This wiring needs to be removed or be properly shielded at this time for safety. I recommend contacting a qualified licensed electrical contractor for corrections.

The sink finish in the kitchen was chipped(photo #2 for example). These chips need to be repaired as needed to prevent further damage. I recommend contacting a qualified licensed general contractor for correction as needed.

There were water stains noted in the cabinet at the underside of the counter top below the sink. There was no visible leaking at this time. A current pest control report should be consulted at this time to determine if there is any damage in this area, and the extent of any possible damage.

There was only one electrical outlet noted on the kitchen counter top. I strongly recommend upgrading to current standards at this time which would require outlets being installed no further than four feet apart. I recommend contacting a qualified licensed electrical contractor for correction as needed. Also extreme caution needs to be used while using the existing outlet due to it's location above the cook top.



7.7 Picture 1



7.7 Picture 2

PLUMBING SYSTEM & BATHROOM(S):

The home inspector shall inspect: The interior water supply and distribution system, including all fixtures and faucets, and the visible drain, waste, and vent systems including all fixtures; the fuel storage and distribution systems, the drainage sumps, sump pumps, and related piping.

The home inspector shall describe: Water supply, drain, waste and vent piping materials; location of main water supply shutoff device, and main fuel shutoff valves.

The home inspector is NOT required to: State the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls, any valve except water closet flush valves, fixture faucets, and hose faucets; inspect water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, and spas except as to functional flow and functional drainage; swimming pools, solar water heating equipment, or inspect the system for proper sizing, design, or use of proper materials.

The home inspector is not an environmental hazards expert/specialist, and does not inspect or test for these items. Only a trained expert can perform a test for mildew/molds/fungi

and assess their risk. All buyers should consider having specific testing done for mildew/molds/fungi and complete such testing well before the close of escrow.

Styles & Materials

WATER SHUTOFF VALVE

LOCATION:

FRONT OF HOUSE

PLUMBING WASTE (DRAIN LINES):

ABS PLASTIC

CAST IRON

GALVANIZED STEEL

GAS SHUTOFF VALVE

LOCATION:

LEFT SIDE OF THE HOUSE

PLUMBING VENT LINES:

CAST IRON

GLAVANIZED STEEL

PLUMBING SUPPLY LINES:

MOSTLY GALVANIZED STEEL WITH SOME COPPER

Inspection Items

8.0	<p>MAIN WATER SHUTOFF HANDLE, AND WATER FLOW</p> <p>There was no visible leaking noted at the main water shutoff handle. However please note per our standards of practice these shutoff handles are not operated and this was not tested. The water flow from the fixtures was noted to be functional with multiple fixtures in use in the individual areas(bathroom and/or kitchen). The plumbing fixtures were not tested simultaneously in the bathrooms and kitchen and testing for a drop in the water flow or temperature change though out the house was not performed.</p>
8.1	<p>WATER SUPPLY LINES, AND DRAIN LINES</p> <p>The water supply lines and drain lines were inspected where visible for leaking, proper installation and deterioration/damage. There was no visible leaking to the water supply lines or the drain lines.</p>
8.2	<p>PLUMBING SYSTEM: UNSAFE, DEFICIENT AND SIGNIFICANTLY DEFICIENT ITEMS.</p> <p>There was some significant corrosion noted to a cast iron drain line in the sub area below the master bathroom (see photo #1 for example). This corrosion is an area where leaking has occurred in the past and may leak again. I recommend contacting a qualified licensed plumbing contractor for correction as needed to prevent further corrosion and leaking. Please note that during the correction of these items additional issues may be discovered by the contractor that may require further repairs.</p> <p>There was some significant corrosion noted to some water supply lines in the sub area below the hall bathroom and kitchen (see photo #2-4 for example). This corrosion is an area where leaking has occurred in the past and may occur again. I recommend contacting a qualified licensed plumbing contractor for correction as needed to prevent further corrosion and leaking. Please note that during the correction of these items additional issues may be discovered by the contractor that may require further repairs.</p> <p>The was a negative slope to the ABS drain line in the sub area below the kitchen(see photo #5). This drain line needs to be properly installed with an approved slope to ensure proper draining. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.</p> <p>There was some galvanized steel piping noted to be joined directly to a copper water line in the sub area below the kitchen and front bedroom(see photo #6&7). This situation needs to be corrected at this time to prevent premature deterioration of these metals. I recommend contacting a qualified licensed plumbing contractor for correction as needed at this time.</p> <p>There is a leak noted at the cold water faucet valve stem at the laundry sink. This leaking needs to be corrected at this time before it accelerates and to prevent possible damage. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed. The hot water supply to the sink was off. It's ability to function properly is unknown.</p>



8.2 Picture 1



8.2 Picture 2



8.2 Picture 3



8.2 Picture 4



8.2 Picture 5



8.2 Picture 6



8.2 Picture 7

8.3 BATHROOM SINK(S), AND LAUNDRY SINKS

All of the faucets responded normally. There was no visible leaking noted above or below the hall bathroom sink. The water shutoff handles below the sinks were checked for leaks but were not operated. There was a laundry sink.

8.4 TOILET(S)

The toilets responded normally. The toilets were secure to the floor and there was no visible leaking noted.

8.5 TUB(S), SHOWER(S) AND SPA / JACUZZI TUBS

The tubs and showers were operated. The faucets and drains were inspected where visible for proper operation, damage and leaking. There was no visible leaking noted from the shower head connections when turned on. There was no visible leaking noted from the faucets or faucet handles when turned on. There were no indoor spa tubs.

8.6 BATHROOM AND LAUNDRY ROOM VENTILATION

The bathroom windows opened and closed properly. There were no exhaust fans installed in the hall bathroom and laundry room. There was functioning exhaust fan installed in the master bathroom.

8.7 BATHROOM(S): UNSAFE, DEFICIENT AND SIGNIFICANTLY DEFICIENT ITEMS.

The shower diverter in the master bathroom tub area did not function properly. I recommend contacting a qualified licensed plumbing contractor for further evaluation and repairs as needed for more effective water flow to the shower head.

There was leaking noted from the drain line in the sub area below the master bathroom tub(see photo #1). This leaking needs to be repaired now before it accelerates. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.

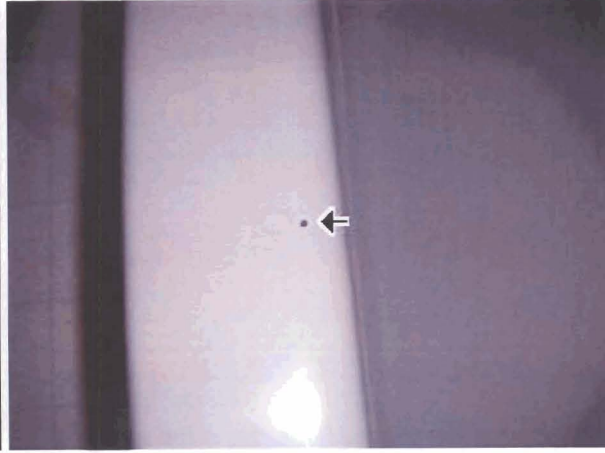
There is a leak noted at the cold water faucet valve stem at the master bathroom sink. This leaking needs to be corrected at this time before it accelerates and to prevent possible damage. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.

The tub finish in the master bathroom was chipped (see photo #2). These chips need to be repaired as needed to prevent further damage. I recommend contacting a qualified licensed general contractor for correction as needed.

The exhaust fan in the master bathroom needs to be cleaned at this time. Also because the attic was not accessed it could not be verified that duct work has been installed to the exterior of the attic. I recommend verification, and correction if needed.



8.7 Picture 1



8.7 Picture 2

INTERIORS:

The home inspector shall inspect: The walls, ceilings, and floors; steps, stairways, and railings; the counter tops and a representative number of installed cabinets, windows and interior doors.
 The home inspector is NOT required to: Inspect paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting, window treatments, the central vacuum systems and the household appliances or any recreational facilities; ignite or extinguish solid fuel fires or inspect the interior of flues and fireplace insert flue connections.

Styles & Materials

CEILING MATERIALS:
 SHEETROCK
 OPEN WOOD BEAMS

WALL MATERIAL:
 SHEETROCK

FLOOR COVERING(S):
 WALL TO WALL CARPET
 TILE
 VINYL

FIREPLACES:
 ONE

TYPE(S) OF FIREPLACES:
 SOLID FUEL
 MASONRY

Inspection Items

9.0	<p>CEILINGS</p> <p>The ceilings were inspected for cracks, damage and water stains. The ceilings were overall in functional condition.</p>
9.1	<p>SMOKE DETECTORS</p> <p>There was a smoke detector installed in the hallway. Smoke detectors/Fire alarm systems are beyond the scope of our inspections and expertise. This smoke detector was not operated or tested. All smoke detectors should be tested now well before the close of escrow, and again upon moving in to the home to determine if they are fully functional. Replacement may be needed at this time. Regular testing of these important safety devices is essential to verify their proper operation. I recommend having smoke detectors installed in each of the bedrooms for added safety.</p>
9.2	<p>WALLS, DOORS, AND WINDOWS</p> <p>The walls were over all in functional condition with no noticeable water stains in the house or sizable cracks. A representative amount of doors and their handles/locks were tested. All of the doors that were tested operated normally. A representative amount of windows and their locks were tested. Most of the windows that were tested operated normally. Some small cracks are likely to occur to the walls and ceiling due to the change of the seasons, shifting and settling.</p>
9.3	<p>FIREPLACES OR SOLID FUEL</p> <p>The interior of the fireplace was inspected for cracks and deterioration. The damper was tested and inspected for proper operation and deterioration. The fireplace and damper were in functional condition. There was a decorative gas log set in the fireplace opening. Please note: We can not determine if any fireplace or solid fuel burning device will draw properly when in use.</p> <p>Due to the decorative gas log set in the fireplace, the unit cannot be used for the burning of wood or wood products as the flexible gas line may not be rated for the extreme temperature of a wood fire.</p> <p>Due to the decorative log set, some of the interior of the fireplace was not visible for inspection.</p>
9.4	<p>FLOORS</p>

The floors where visible were in functional condition. We do not move furniture or stored materials or inspect under carpets, rugs or floor coverings.

9.5 INTERIOR: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:

The door in the master bedroom was missing a strike plate on the door jamb(see photo #1). This door needs to have a strike plate installed to prevent possible damage to the jamb. I recommend contacting a qualified licensed general contractor for correction as needed.

There was broken tile noted to the flooring in the kitchen adjacent to the laundry room(see photo #2). This tile needs to be replaced to prevent further damage and for safety of passing foot traffic. I recommend contacting a qualified licensed flooring contractor for further evaluation and correction as needed.



9.5 Picture 1



9.5 Picture 2

INSULATION AND VENTILATION

The inspector shall inspect: The insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; the mechanical ventilation systems.
 The inspector shall: Describe the insulation and vapor retarders in unfinished spaces; the absence of insulation in unfinished spaces at conditioned surfaces.
 The inspector is NOT required to: Disturb insulation or vapor retarders; determine indoor air quality.

Styles & Materials

ATTIC INSULATION:
 BLOWN-IN
 LOOSE FILL

DEPTH OF ATTIC INSULATION:
 6" TO 8"

ATTIC VENTILATION:
 EAVE VENTS
 GABLE VENTS

SUBAREA INSULATION:
 NONE

Inspection Items

10.0	<p>INSULATION AND VAPOR RETARDERS (in unfinished spaces)</p> <p>There was loose fill insulation noted in the attic. The insulation was between 6" to 8" deep. Per our standards of practice the insulation was not removed for inspection of concealed areas. I was unable to determine if there was any unsafe conditions in or under the insulation in the attic area.</p>
10.1	<p>VENTILATION OF ATTIC AND FOUNDATION AREAS</p> <p>There were attic vents noted in the attic. There were foundation vents noted under the house. These vents were inspected for missing, damaged or blocked screens. The vent screens that were visible were mostly in functional condition.</p>
10.2	<p>VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC AND FOUNDATION)</p> <p>There was no mechanical ventilation visible in the attic area or the foundation area.</p>
10.3	<p>ATTIC AND FOUNDATION INSULATION, AND VENTILATION: UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS</p> <p>There was a torn attic vent screen noted at the gable end vent at the right side of the house. This screen needs to be repaired / or be replaced at this time to help prevent access into the attic by animals.</p>

There was a torn foundation vent screen noted at the left side of the house. This screen needs to be repaired / or be replaced at this time to help prevent access under the house by animals.

ATTIC, FOUNDATION AND SUB AREA

The home inspector shall inspect: The structural components including foundations, and framing; probe a representative number of structural components where deterioration is suspected;
 The home inspector shall: Describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure; enter under floor crawl spaces, basements, and attic spaces except when access is obstructed or when entry could damage the property or its systems or components; report the methods used to observe under floor crawl spaces and attics.
 The home inspector is NOT required to: Provide any engineering service or architectural service, offer an opinion as to the adequacy of any structural system or component; enter any area or perform any procedure that may damage the property, its systems or components or be dangerous to or adversely affect the health of the home inspector or other persons.
 The home inspector is not an environmental hazards expert/specialist, and does not inspect or test for these items. Only a trained expert can perform a test for mildew/molds/fungi and assess their risk. All buyers should consider having specific testing done for mildew/ molds/fungi and complete such testing well before the close of escrow.

Styles & Materials

FOUNDATION:
 POURED CONCRETE PERIMETER STEM WALL
 SLEEPER FLOOR CONSTRUCTION

METHOD USED TO OBSERVE CRAWLSPACE:
 CRAWLED WITH FLASHLIGHT

FLOOR STRUCTURE:
 WOOD BEAMS

WALL STRUCTURE:
 WOOD



COLUMNS OR PIERS:
 CONCRETE PIERS& WOOD POST

SUPPORT BEAMS:
 WOOD

VISIBLE CEILING STRUCTURE:
 WOOD CEILING JOIST

VISIBLE ROOF STRUCTURE:
 WOOD FRAMED RAFTERS

Inspection Items

11.0	<p>ROOF STRUCTURE AND ATTIC AREA</p> <p>Due to the depth of the insulation the attic area was inspected from the hatch area only with a flashlight from the access hatch in the hallway. The inspection of the attic was limited to the area visually accessible from the access only.</p>
11.1	<p>FOUNDATIONS AND SUB AREA</p> <p>The accessible foundation and under floor support system was inspected with a flashlight by entering into the sub area from the access hatch in the left front bedroom closet. There were commonly occurring 1/8" and smaller cracks noted.</p> <p>There appeared to be a sleeper floor construction (framing built up over and existing patio) below the family room and laundry room and there was no visible access to this area. The condition of this area is unknown.</p>
11.2	<p>SUMP PUMP</p> <p>There were no sump pumps installed under the house.</p>
11.3	<p>FOUNDATION BOLTS, AND / OR FOUNDATION ANCHORING</p> <p>There were foundation bolts noted under the house connecting the wood framing to the concrete foundation.</p>
11.4	<p>ATTIC, FOUNDATION AND SUB AREA(S): UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS</p> <p>There were water stains noted in numerous places on the sub floor and framing below the house (see photos #1&2 for example). There was no visible leaking at this time. A current pest control report should be consulted at this time to determine if there is any damage in this area, and the extent of any possible damage.</p> <div style="display: flex; justify-content: space-around;">   </div>

11.4 Picture 1

11.4 Picture 2

NOTES:**Inspection Items**

12.0	POOL, HOT TUB / SPAS, AND ORNAMENTAL PONDS There was no pool, hot tubs /spas or ponds on the property.
12.1	GENERATORS / SOLAR SYSTEMS There were no generators or solar panels visible on the property.
12.2	GENERAL NOTES: Due to the storage of personal items in the cabinets and closets most of these areas were not visible for inspection. Any work/repairs performed on the house needs to be completed by an appropriate qualified licensed contractor in a workmanship type manner that complies with the current building safety standards. We due not endorse any work performed without permits.

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Conclusion



Compass Home Inspections L.L.C.

**P.O. Box 1534
Cupertino CA 95015-1534
(408)980-7177**

Client(s)

Roxanna and Richard Croteau

Inspection Property Address

1704 Hillsdale Ave.
San Jose, CA

The following visible Unsafe, Deficient, or Significantly Deficient items noted in this report are listed by areas below, and on the following conclusion pages.

This set of conclusion page(s) is a summary only, and must not be relied on as a whole report. It is vital that you read through the entire report. The recommendations that we make in this report, and this set of conclusion page(s) should be completed by qualified licensed contractors. It should be understood by promptly following up with appropriate qualified licensed contractors or other professionals as to all recommendations contained in the Report prior to the close of escrow you may learn of additional defects that may affect your evaluation of the property.

No permit search was requested or performed on this property. We do not endorse work done without permits or the benefit of the City or County permit / inspection process. We recommend performing a permit search well before the close of escrow on all properties that have undergone remodeling or had additions or upgrades done to determine if all items have been permitted, inspected, and finalized by the city building department.

No testing for mildews / molds was done. Testing for mildews / molds is beyond our expertise, the scope of our inspection, and outside the scope of ASHI standards of practice. Only a trained expert can perform a test for mildews / molds, and assess their risk. All buyers should consider having specific testing done for mildews / molds and complete any such testing well before the close of escrow.

The home inspection is not a structural pest control inspection, this report must not be used as a replacement for a current pest control report or inspection. We strongly recommend all clients have their own complete pest control inspection done well before the close of escrow.

This report should not be used for estimating purposes by any person(s) performing the work on this property without verifying in the field the scope of the work. This report must not be used for bidding purposes. Please read through this entire report and call if you have any questions. For complete scope of the inspection refer to the ASHI Standards of Practice, available at "ashi.com" and the clients signed inspection agreement, which is available upon request.

Sincerely,
Michael Strom-Berg

ROOF SYSTEM:

1.1	ROOF COVERING: UNSAFE, DEFICIENT. OR SIGNIFICANTLY DEFICIENT ITEMS:
	There were several weathered, loose, and cracked wood shakes, and areas of exposed roofing felt paper visible on the roof(see photo #1-3 for example), there were worn spots on the composition rolled roofing over the family room(see photo #4 for example), there were water stains on the eaves of the family room(see photo #5 for example)and the flashing was lifted in an area adjacent to the front entry(see photo#6). There was a flue cap that was rusted through above the water heater area(see photo #7). These situations all need further evaluation and repairs as needed to help ensure a leak free installation. I recommend contacting a qualified licensed roofing contractor at this time for further evaluation and repairs of these items as needed.
	There was some tree debris and moss noted in places on the roof . These areas need to be cleaned to ensure proper control of the roof water runoff.
1.3	EAVES, SOFFITS, AND FASCIAS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:
	NONE VISIBLE
1.5	ROOF DRAINAGE SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:
	The rain gutter was noted to have debris in it in several places(see photo #1 for example). This system needs further evaluation and repairs / maintenance as needed at this time to be fully functional.
	The downspout was damaged on the right front of the garage(see photo#2). This damaged downspout needs to be replaced to ensure proper control of the roof water runoff.
1.7	FIREPLACE(S): UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:
	NONE VISIBLE

EXTERIOR PART 1:

2.3	EXTERIOR PART 1: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
	There was a hole noted in a window pane at the front of the house adjacent to the front entry door. This window pane needs to be replaced for safety. I recommend contacting a qualified licensed general contractor for correction as needed.
	The windows in the front bedrooms did not lock properly. These window locks need to be adjusted/replaced as needed to ensure proper function. I recommend contacting a qualified licensed general contractor for correction.
	The sash balance mechanism was broken on a window in the right front bedroom. This broken sash balance mechanism needs to be replaced to ensure proper function of these window. I recommend contacting a qualified licensed general contractor for correction as needed.
	The wood over hang added at right side of the garage appears to encroach into the setback requirements for the property(see photo#1). This overhang needs to be removed. I recommend contacting a qualified licensed general contractor for correction as needed.
	The exterior door of the master bedroom binds and was difficult to operate. This door needs to be adjusted/repared as needed to ensure proper function. I recommend contacting a qualified licensed general contractor for correction as needed.
	The window panes in the living room adjacent to the front entry door did not appear to be safety glass. I strongly recommend having the glass panes that are within 18" of the floor upgraded to safety glass at this time. I recommend contacting a qualified licensed general contractor for correction as needed.
	The paint was chipping and peeling on the exterior of the master bedroom door and door trim at the left side of the house(see photo#2 for example). These areas need to be properly prepared and painted where needed to fully protect the wood. I recommend contacting a qualified licensed painting contractor at this time for corrections.
	There were vertical cracks noted to the brick veneer at the right side of the house and there were gaps in places along the top of the brick veneer. These areas need to be sealed at this time to prevent water penetration.

EXTERIOR PART 2:

3.3	GROUNDS, WALKWAYS, DECKS, ETC.: UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS
	The patio at the exterior of the master bedroom was poured up above the foundation vents(see photo for example). This is a condition

	that could allow water to enter the sub area and possibly damage the wood in this area. A current pest control report should be consulted at this time to determine if there is any damage in this area and the extent of any damage.
3.6	GARAGE/CARPORT: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
	The door between the garage and the house did not appear to be a solid core fire rated door. This door needs to be upgraded to a solid core fire rated door with a self closing device and weather stripping installed for fire safety. I recommend contacting a qualified licensed general contractor for correction as needed.
	The garage foundation vents were noted to be covered. These vents need to be uncovered to restore the air circulation into the garage for safety.
	There were some loose nuts on the garage vehicle panel hinges. These nuts need to be properly secured to prevent possible damage to the door. I recommend contacting a qualified licensed general contractor for correction as needed.
3.8	GARAGE/CARPORT DOOR OPENERS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
	NONE VISIBLE

ELECTRICAL SYSTEM:

4.1	MAIN ELECTRICAL PANEL, AND ELECTRICAL SUB PANEL, SERVICE ENTRANCE CONDUCTORS: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
	There was no grounding buss installed in the sub panel. A grounding buss needs to be installed at this time to ensure proper grounding of the panel for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.
	There were neutral and ground wires on the same bus bar in the sub panel. This situation needs to be corrected as needed at this time for safety. I recommend contacting a qualified licensed electrical contractor for repairs.
	There were missing knockout plugs noted in the sub panel(see photo #1). Approved filler plates need to be installed to seal the hole at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for proper installation of this item.
	The insulation on the white overhead electrical service wires at the electrical mast head was noted to be deteriorated/cracked(see photo #2). This is a potential hazardous situation and needs to be corrected at this time for safety. This is high voltage wiring DO NOT ATTEMPT TO DO THIS YOUR SELF. I recommend contacting the local utility company or a qualified licensed electrical contractor at this time for correction as needed.
	The insulation on the overhead electrical service wires from the power pole was noted to be blistered, which may indicate over heating of the wires. This is a potential hazardous situation and needs to be corrected at this time for safety. This is high voltage wiring DO NOT ATTEMPT TO DO THIS YOUR SELF. I recommend contacting the local utility company at this time for correction as needed.
4.4	LIGHTING, ELECTRICAL OUTLET AND GFCI OUTLET: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS
	The light fixture in the kitchen above the sink did not respond to the wall switch. This light needs further evaluation and repair. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed.
	The three way light switch circuit for the kitchen ceiling light fixture did not function properly. This switch circuit needs to be corrected to ensure proper function. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.
	The glass lens in the ceiling light fixture in the front entry hall was broken(see photo #1). This glass lens needs to be replaced for safety.
	There was a broken electrical outlet noted in the family room(see photo #2). This outlet needs to be replaced at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and correction as needed.
	There were ungrounded three prong outlets noted in the kitchen, dining room and master bathroom. These outlets need to be properly wired at this time for safety. I recommend contacting a qualified licensed electrical contractor for further evaluation and correction. There may be other ungrounded three-pronged outlets that were not visible due to the furniture.
	There was no response from some of the outlets in the front bedrooms. These outlets need further evaluation and correction as needed to ensure proper function. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed. These outlets may have been connected to the GFCI outlet at the front exterior of the house that was tripped and did

not reset. I recommend contacting a qualified licensed electrical contractor for correction as needed to ensure proper and safe function of the outlets.

There was a missing outlet cover plate in the garage at the ceiling. This cover plate needs to be installed at this time for safety. I recommend contacting a qualified licensed electrical contractor at this time for further evaluation, and repairs as needed.

There was unprotected nonmetallic sheathed electrical wiring noted below 7' in the garage. This wiring needs to be removed or be properly shielded at this time for safety. I recommend contacting a qualified licensed electrical contractor for correction of this item.

WATER HEATER (S):

5.2 WATER HEATER SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

There was no drain pan installed under the water heater. A properly sized drain pan needs to be properly installed at this time. Consult with the manufactures guidelines. I recommend contacting a qualified licensed plumbing contractor for installation.

The pressure relief valve drain pipe on water heater is not properly vented out to the exterior of the house (goes uphill). This drain line must be sloped continuously down hill to the exterior of the house. For safety this situation needs to be properly corrected at this time. I recommend contacting a qualified licensed plumbing contractor for corrections as needed.

The water heater was installed too close to the closet door(within 4"). This is a potential fire risk and needs to be corrected at this time. I recommend contacting a qualified licensed general contractor for correction as needed.

HEATING SYSTEM

6.2 HEATING SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

The cold air return inlet for the furnace was within 10 feet of the furnace closet door. Due to the location of the cold air return the furnace door needs to be fully weather stripped and airtight when closed. I recommend contacting a qualified licensed heating contractor for further evaluation and correction of this item as needed at this time.

The flexible gas line for the furnace was noted to run through the side wall of the furnace (see photo#1). This condition could cause damage to the gas line and needs to be corrected at this time for safety. I recommend contacting a qualified licensed plumbing contractor for corrections of this item.

There was a torn air vent screen noted at the bottom of the closet(see photo #2). This screen needs to repaired / or be replaced at this time to help prevent access into the house by animals.

There was no clamp installed on the furnace filter. An approved clamping mechanism needs to be installed to ensure proper filtering of the returned air. I recommend contacting a qualified licensed heating contractor for further evaluation and correction of this item as needed at this time.

6.4 AIR CONDITIONING SYSTEM: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

The air conditioning unit did not respond to the controls. This air conditioning unit needs further evaluation at this time and repairs/replacement to be functional. I recommend contacting a qualified licensed heating contractor for further evaluation and possible repairs as needed.

The air conditioning unit was located on a pad at ground level(see photo #1). This air conditioning unit needs to be properly installed on a pad 3" above the grade at this time. I recommend contacting a qualified licensed heating / cooling contractor for correction.

The insulation was deteriorating from the coolant line adjacent to the AC compressor at the exterior of the house(see photo #2). This insulation needs to be replaced for energy efficiency.

KITCHEN:

7.7 KITCHEN : UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS

There was some unshielded nonmetallic sheathed electrical wiring noted in the wood cabinet above the stove cook top area (see photo#1). This wiring needs to be removed or be properly shielded at this time for safety. I recommend contacting a qualified licensed electrical contractor for corrections.

The sink finish in the kitchen was chipped(photo #2 for example). These chips need to be repaired as needed to prevent further damage. I recommend contacting a qualified licensed general contractor for correction as needed.

There were water stains noted in the cabinet at the underside of the counter top below the sink. There was no visible leaking at this time. A current pest control report should be consulted at this time to determine if there is any damage in this area, and the extent of any possible damage.

There was only one electrical outlet noted on the kitchen counter top. I strongly recommend upgrading to current standards at this time which would require outlets being installed no further than four feet apart. I recommend contacting a qualified licensed electrical contractor for correction as needed. Also extreme caution needs to be used while using the existing outlet due to it's location above the cook top.

PLUMBING SYSTEM & BATHROOM(S):

8.2 PLUMBING SYSTEM: UNSAFE, DEFICIENT AND SIGNIFICANTLY DEFICIENT ITEMS.

There was some significant corrosion noted to a cast iron drain line in the sub area below the master bathroom (see photo #1 for example). This corrosion is an area where leaking has occurred in the past and may leak again. I recommend contacting a qualified licensed plumbing contractor for correction as needed to prevent further corrosion and leaking. Please note that during the correction of these items additional issues may be discovered by the contractor that may require further repairs.

There was some significant corrosion noted to some water supply lines in the sub area below the hall bathroom and kitchen (see photo #2-4 for example). This corrosion is an area where leaking has occurred in the past and may occur again. I recommend contacting a qualified licensed plumbing contractor for correction as needed to prevent further corrosion and leaking. Please note that during the correction of these items additional issues may be discovered by the contractor that may require further repairs.

There was a negative slope to the ABS drain line in the sub area below the kitchen(see photo #5). This drain line needs to be properly installed with an approved slope to ensure proper draining. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.

There was some galvanized steel piping noted to be joined directly to a copper water line in the sub area below the kitchen and front bedroom(see photo #6&7). This situation needs to be corrected at this time to prevent premature deterioration of these metals. I recommend contacting a qualified licensed plumbing contractor for correction as needed at this time.

There is a leak noted at the cold water faucet valve stem at the laundry sink. This leaking needs to be corrected at this time before it accelerates and to prevent possible damage. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed. The hot water supply to the sink was off. It's ability to function properly is unknown.

8.7 BATHROOM(S): UNSAFE, DEFICIENT AND SIGNIFICANTLY DEFICIENT ITEMS.

The shower diverter in the master bathroom tub area did not function properly. I recommend contacting a qualified licensed plumbing contractor for further evaluation and repairs as needed for more effective water flow to the shower head.

There was leaking noted from the drain line in the sub area below the master bathroom tub(see photo #1). This leaking needs to be repaired now before it accelerates. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.

There is a leak noted at the cold water faucet valve stem at the master bathroom sink. This leaking needs to be corrected at this time before it accelerates and to prevent possible damage. I recommend contacting a qualified licensed plumbing contractor for further evaluation and correction of this item as needed.

The tub finish in the master bathroom was chipped (see photo #2). These chips need to be repaired as needed to prevent further damage. I recommend contacting a qualified licensed general contractor for correction as needed.

The exhaust fan in the master bathroom needs to be cleaned at this time. Also because the attic was not accessed it could not be verified that duct work has been installed to the exterior of the attic. I recommend verification, and correction if needed.

INTERIORS:

9.5 INTERIOR: UNSAFE, DEFICIENT, OR SIGNIFICANTLY DEFICIENT ITEMS:

The door in the master bedroom was missing a strike plate on the door jamb(see photo #1). This door needs to have a strike plate installed to prevent possible damage to the jamb. I recommend contacting a qualified licensed general contractor for correction as needed.

There was broken tile noted to the flooring in the kitchen adjacent to the laundry room(see photo #2). This tile needs to be replaced to prevent further damage and for safety of passing foot traffic. I recommend contacting a qualified licensed flooring contractor for

further evaluation and correction as needed.

INSULATION AND VENTILATION

10.3 ATTIC AND FOUNDATION INSULATION, AND VENTILATION: UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS

There was a torn attic vent screen noted at the gable end vent at the right side of the house. This screen needs to be repaired / or be replaced at this time to help prevent access into the attic by animals.

There was a torn foundation vent screen noted at the left side of the house. This screen needs to repaired / or be replaced at this time to help prevent access under the house by animals.

ATTIC, FOUNDATION AND SUB AREA

11.4 ATTIC, FOUNDATION AND SUB AREA(S): UNSAFE, DEFICIENT, AND SIGNIFICANTLY DEFICIENT ITEMS

There were water stains noted in numerous places on the sub floor and framing below the house(see photos #1&2 for example). There was no visible leaking at this time. A current pest control report should be consulted at this time to determine if there is any damage in this area, and the extent of any possible damage.

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