



## Home Inspection Report



**8 Central Court, Los Gatos**

**Ordered by:** Peter Myers

Coldwell Banker Real Estate  
410 N. Santa Cruz Avenue  
Los Gatos, CA 95030

**Inspected by:**

  
Jeffrey Estrada  
September 18, 2024

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## Report Overview

### A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 1906. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

#### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

### ! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

#### Structure

1. The wood members under the left front corner and various areas show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 58) (See Photo 59)



Photo 58

2. Wood/soil contacts at the crawl space should be eliminated. This condition is conducive to rot and wood boring insect activity. We recommend a minimum clearance of six inches be maintained between the soil and the bottom of the wood line. (See Photo 43)



Photo 43

3. Substantial interior floor sloping, drywall cracking and/or exterior cracking was observed in the structure. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted for further evaluation of this condition. (See Photo 17) (See Photo 37)



Photo 17

## **Structure**

4. The foundation for the addition is wood mudsill. This is not considered a true foundation as this term applies to present building standards. The mudsill for conventional foundations is the first wood member, usually a 2"x 6" or 2"x 8" treated lumber, to be placed over the top of the concrete foundation stem wall, it is then secured to the foundation with anchor bolts. In this case, there is not a concrete foundation, only wood directly in contact with the soil. This exposes this structure to various forms of wood damaging organisms and activity. Additionally, there is no method that will effectively secure this structure for earthquake safety. A structural pest control operator and a licensed foundation specialist should be consulted. (See Photo 14)



Photo 14

5. Personal storage was blocking access to the basement/crawl space area. Therefore, the back area is considered inaccessible and was not fully inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 41) (See Photo 42)



Photo 41

## **Exterior**

6. Shingle siding is missing and/or loose from the exterior wall. We recommend they be replaced to restore both cosmetic appearance and maximum protection for the underlying surface. (See Photo 20)



Photo 20

7. Cracked or broken exterior window glass at the back wall and various areas should be replaced. (See Photo 4) (See Photo 5) (See Photo 25)



Photo 04

8. The window at the front and right side wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 28) (See Photo 53)



Photo 28

## **Exterior**

9. The window frames/sash at the right side wall shows evidence of water damage. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 27) (See Photo 31)



Photo 27

10. Water damage was noted at the back storage shed door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 10)



Photo 10

11. The cracked and heaved walkway section(s) at the front present a trip hazard. This condition should be corrected for improved safety. (See Photo 55)



Photo 55

12. Mechanical damage was observed to the roof eaves/sheathing at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)



Photo 03

13. Mechanical damage was observed to the rafters at the left side and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 29)



Photo 02

## Exterior

14. Wood/soil contact at the base of the wood siding at the front and various areas should be eliminated. If rotted or damaged siding is found consult a licensed structural pest control operator regarding repairs. (See Illustration 3S) (See Photo 6) (See Photo 7) (See Photo 57)



Photo 06

15. Water damage was observed to the wood siding at the front and various areas exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 16) (See Photo 26) (See Photo 54)



Photo 16

16. Water damage was observed to the exterior trim at the back and left rear corner. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 19) (See Photo 21)



Photo 19

17. There is an opening or hole in the siding at the right side and various areas of the rear exterior wall. We recommend this area be repaired or replaced to eliminate moisture or rodent entry. (See Photo 18)



Photo 18

18. The patio cover is improperly constructed. The existing configuration indicates improper design and/or workmanship and is a major safety issue should the patio cover give way due to lateral forces or seismic activity. We recommend the patio cover be removed or replaced according to local building codes. (See Photo 39)



Photo 39

## **Exterior**

19. The installation of a proper porch, step, landing or deck at the exterior door should be considered for additional safety. (See Photo 22)



Photo 22

20. The jamb is cracked, split or damaged at the back storage shed door. We recommend it be repaired or replaced. (See Photo 12)



Photo 12

21. Mechanical damage was observed to the beam ends at the left and right side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 1)



Photo 01

22. Water damage was noted at the back storage shed door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)



Photo 11

## **Electrical**

23. The exterior metal conduit and/or connectors installed at the back is not designed for use where exposed to weather. We recommend that the conduit and/or connectors be removed and approved exterior conduit, boxes and/or fittings be installed (See Photo 9)



Photo 09

**Electrical**

24. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 33) (See Photo 47)



Photo 33

25. Exposed wiring inside the kitchen cabinet should be relocated, covered or protected by rigid conduit. (See Photo 40)



Photo 40

26. The loose light fixture in the back storage shed should be repaired or replaced. (See Photo 8)



Photo 08

27. The branch/auxiliary panel cover plate (sometimes called the "Dead Front") is missing. It should be replaced. (See Photo 38)



Photo 38

28. We found exposed wiring at the sun room. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 38)



Photo 38

### Heating System

29. There is insufficient clearance between the furnace exhaust flue and combustible materials. This should be corrected. (See Photo 56)



Photo 56

### Plumbing

30. The drain system adjacent to the laundry area and master bathroom shower was improperly installed. We recommend the drains be reconfigured according to industry standards. (See Photo 49) (See Photo 51)



Photo 49

31. The plastic/metallic waste piping is leaking at the front bathroom toilet. We recommend all leaks be repaired. (See Photo 52)



Photo 52

32. The temperature and pressure relief discharge pipe for the water heater is improper. We recommend the installation of a proper discharge pipe to an approved location. (See Photo 45)



Photo 45

33. The water heater was not strapped. All water heaters (gas or electric) in seismic zones should be properly anchored or strapped in the upper and lower section of the tank to resist movement during earthquake conditions. Specifically California state code is as follows.

1. All water heaters gas or electric must be strapped.
2. Tanks up to 52 gallons require two straps, one in upper one-third and one in the lower one-third of the fixture. Water heaters with a capacity of 52 or above require three, one in upper one-third, one in middle and one in lower one-third are required. There are cases where there is an exception to this rule, we recommend consulting the local building authority regarding the adequacy of the seismic restraints for the water heater at this property.
3. Straps may consist of either plumbers tape (at least 24 gauge) or half-inch



Photo 46

## Plumbing

diameter metal conduit.

4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
5. Straps should be secured to adjacent wall or stud and from opposing directions
6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8E) (See Photo 46)

34. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be corrected. (See Illustration 8C) (See Photo 30)



Photo 30

35. The exterior hose bib at the back is leaking. We recommend all leaks be repaired. (See Photo 23)



Photo 23

36. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal drain piping in the front bathroom. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered. (See Photo 35)



Photo 35

37. There is a cracked and leaking Plastic drain pipe at the front bathroom stall shower. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 50)



Photo 50

**Interior**

38. The ceiling at the back shed and side shed shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 15)



Photo 15

39. Damage to the front bathroom and bathroom storage shed hardwood flooring was observed. The extent of damage is difficult to predict without removing floor coverings. It is recommended that the source of the damage be identified and corrected by the appropriate trades. (See Photo 13) (See Photo 34)



Photo 13

40. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 32)



Photo 32

41. Minor water damage to the master bedroom hardwood flooring was observed. It is recommended that the source of the damage be identified and corrected, and the surface be repaired and refinished to restore its appearance. (See Photo 36)



Photo 36

## The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

**PLEASE NOTE:** The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

**PLEASE NOTE:** Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

**PLEASE NOTE:** Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

### **BINDING ARBITRATION PROVISION**

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereinafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. **THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.**

# Structure

## ITEM DESCRIPTIONS:

Attic (Access)	• Location: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Plywood or Orientated Strand Board
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Joist • Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Exterior
Foundation	• Pier & Beam • Mudsill(Back Addition)

## COMMENTS:

Evidence of past repairs and/or modifications have been made to the foundation. The owner may have information about the repairs or remodeling work, and any permits that were required, obtained and completed.

## RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The wood members under the left front corner and various areas show evidence of water damage. We recommend the services of a licensed structural pest control operator for investigation of this condition. (See Photo 58) (See Photo 59)
- ! 2. Wood/soil contacts at the crawl space should be eliminated. This condition is conducive to rot and wood boring insect activity. We recommend a minimum clearance of six inches be maintained between the soil and the bottom of the wood line. (See Photo 43)
- ! 3. Substantial interior floor sloping, drywall cracking and/or exterior cracking was observed in the structure. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted for further evaluation of this condition. (See Photo 17) (See Photo 37)
- 4. There is evidence of soil movement at the crawl space soil wall and there is no retaining wall. To eliminate possible movement or erosion of the surrounding soil a properly installed retaining wall may be necessary. We recommend a licensed structural engineer be consulted. (See Photo 24) (See Photo 44)
- ! 5. The foundation for the addition is wood mudsill. This is not considered a true foundation as this term applies to present building standards. The mudsill for conventional foundations is the first wood member, usually a 2"x 6" or 2"x 8" treated lumber, to be placed over the top of the concrete foundation stem wall, it is then secured to the foundation with anchor bolts. In this case, there is not a concrete foundation, only wood directly in contact with the soil. This exposes this structure to various forms of wood damaging organisms and activity. Additionally, there is no method that will effectively secure this structure for earthquake safety. A structural pest control operator and a licensed foundation specialist should be consulted. (See Photo 14)
- ! 6. Personal storage was blocking access to the basement/crawl space area. Therefore, the back area is considered inaccessible and was not fully inspected. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 41) (See Photo 42)
- 7. One or more pier post at the left corner of the crawl space are missing it's hardware. We recommend repair, in accordance with present standards. It is recommended that a qualified licensed contractor be consulted for further advice on structural improvements. (See Photo 48)
- 8. Evidence of past repairs and/or modifications have been made to the roof structure. The owner should be consulted for further information regarding any repairs or remodeling work, and any permits that were required, obtained and completed.
- 9. Portions of the foundation at the rear were not accessible for inspection. No evaluation of this area was performed.
- 10. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
- 11. Portions of the structure appear to be constructed over a "sleeper-floor" and were inaccessible for inspection partly due to insufficient clearance and/or access. The local building department is the final judge of building standards. Reportable conditions could be concealed in these areas. Further investigation by appropriate trades is recommended and may require destructive testing.
- 12. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.

13. The floor members show evidence of water stains under the bathrooms and/or kitchen area. The area is now dry and the stains appear to be from past leaks. We recommend periodic inspection of this area for evidence of active leakage and repairs if necessary.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.
- Portions of the attic were inaccessible due to roof or pony wall construction detail and were not inspected. There is no practical way to make this area accessible. There may be conditions in this area that cannot be detected without some form of destructive testing.
- Insulation installed on the floor cavity obstructed a view of structural members.

# Roofing

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**ITEM DESCRIPTIONS:**

<b>Roof</b>	• Composition shingle • Method of inspection: From The Ground.
<b>Chimney</b>	• None
<b>Gutters and Downspouts</b>	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade • Downspouts Discharge Location: Below Grade.

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**COMMENTS:**

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. Tree branches that are in close proximity to the roof should be trimmed.
3. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

4. Underground drainage has been provided for the gutter downspout system. Because we are unable to view the underground drainage system, we suggest verification by the seller that adequate installation has been performed and proper drainage has been provided.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The roof was inspected from ground level only.

# Exterior

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## ITEM DESCRIPTIONS:

<b>Lot Topography</b>	• Steep slope
<b>Driveway</b>	• Concrete • Gravel
<b>Walkway &amp; Sidewalks</b>	• Concrete • Stone • Bricks
<b>Retaining Walls/Abutments</b>	• Concrete • Stone/Rock
<b>Fencing/Gates</b>	• Wood • Steel
<b>Porch/Deck, Patio Covers</b>	• Wood • Tile
<b>Stairs/Railings/Landings</b>	• Concrete • Metal
<b>Exterior Walls</b>	• Wood Siding • Plywood or Orientated Strand Board • Shingles
<b>Fascia, Eaves and Rafters</b>	• Wood • Open Rafters
<b>Windows</b>	• Wood • Metal
<b>Doors</b>	• Wood • French
<b>Garage/Carport</b>	• None
<b>The Swimming Pool Safety Act</b>	• Not Applicable

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## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Shingle siding is missing and/or loose from the exterior wall. We recommend they be replaced to restore both cosmetic appearance and maximum protection for the underlying surface. (See Photo 20)
- ! 2. Cracked or broken exterior window glass at the back wall and various areas should be replaced. (See Photo 4) (See Photo 5) (See Photo 25)
- ! 3. The window at the front and right side wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 28) (See Photo 53)
- ! 4. The window frames/sash at the right side wall shows evidence of water damage. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 27) (See Photo 31)
- ! 5. Water damage was noted at the back storage shed door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 10)
- ! 6. The cracked and heaved walkway section(s) at the front present a trip hazard. This condition should be corrected for improved safety. (See Photo 55)
- ! 7. Mechanical damage was observed to the roof eaves/sheathing at the left side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 3)
- ! 8. Mechanical damage was observed to the rafters at the left side and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 29)
- ! 9. Wood/soil contact at the base of the wood siding at the front and various areas should be eliminated. If rotted or damaged siding is found consult a licensed structural pest control operator regarding repairs. (See Illustration 3S) (See Photo 6) (See Photo 7) (See Photo 57)
- ! 10. Water damage was observed to the wood siding at the front and various areas exterior walls. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 16) (See Photo 26) (See Photo 54)
- ! 11. Water damage was observed to the exterior trim at the back and left rear corner. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 19) (See Photo 21)
- ! 12. There is an opening or hole in the siding at the right side and various areas of the rear exterior wall. We recommend this area be repaired or replaced to eliminate moisture or rodent entry. (See Photo 18)
- ! 13. The patio cover is improperly constructed. The existing configuration indicates improper design and/or workmanship and is a major safety issue should the patio cover give way due to lateral forces or seismic activity. We recommend the patio cover be removed or replaced according to local building codes. (See Photo 39)
- ! 14. The installation of a proper porch, step, landing or deck at the exterior door should be considered for additional safety. (See Photo 22)

- ! 15. The jamb is cracked, split or damaged at the back storage shed door. We recommend it be repaired or replaced. (See Photo 12)
- ! 16. Mechanical damage was observed to the beam ends at the left and right side. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 1)
- ! 17. Water damage was noted at the back storage shed door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 11)
- 18. The glazing putty is dry and cracked at one or more of the windows with some putty loose or missing. We recommend the putty be touched up and/or replaced to provide a watertight seal. A coat of paint on the putty will help prevent future deterioration. (See Illustration 3Z)
- 19. The exterior wood siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary.
- 20. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.
- 21. The tree proximity could disrupt drainage pipes, cause mechanical damage to the exterior of the house or influence the foundation over time. For additional information and recommendations we recommend appropriate trades be consulted. (See Illustration 3T)
- 22. The gaps in the exterior trim/siding should be caulked as necessary.
- 23. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
- 24. Portions of this property are on a hillside or sloped. Evaluation of soil stability is beyond the scope of this inspection. There is potential for erosion. If problems are suspected or additional information is desired appropriate trades should be consulted.
- 25. The presence or condition of the fences at the perimeter of the property were not inspected and are not included in this report. Fences immediately adjacent to the house were inspected.
- 26. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry.
- 27. Difficult to operate or non-functional latches, knobs or locks at the living room French door should be corrected.

**MAINTENANCE ITEMS & GENERAL INFORMATION**

- 28. There is no functional garage or covered parking space on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- The detached barbecue was not inspected and is excluded from this report.
- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- The gazebo was not inspected and is excluded from this report.
- The decks were not inspected and are excluded from this report.

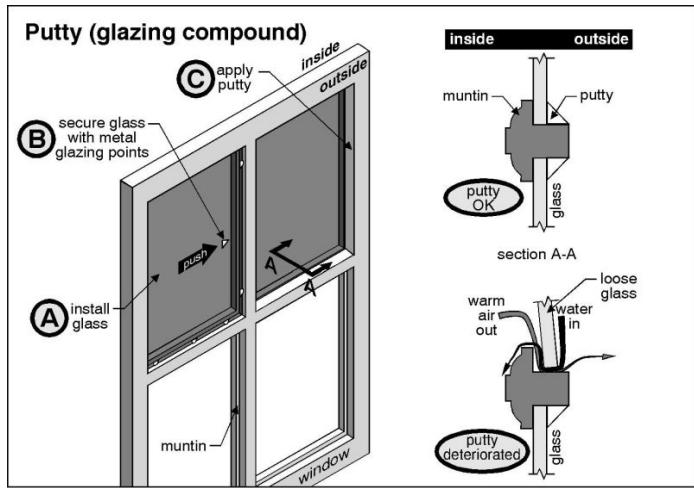


Illustration 3Z

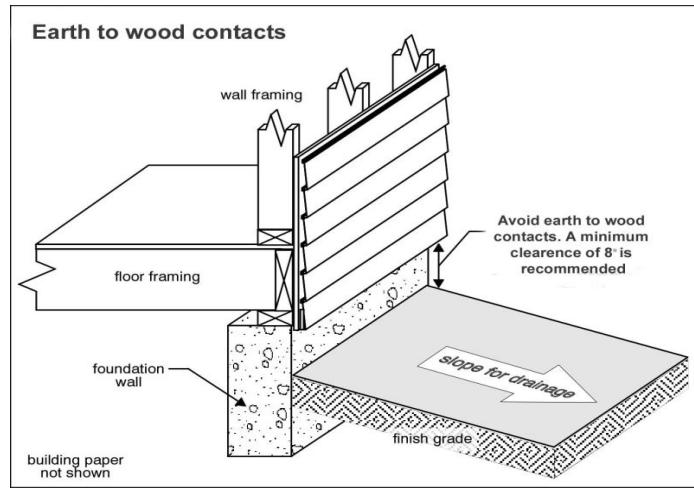


Illustration 3S

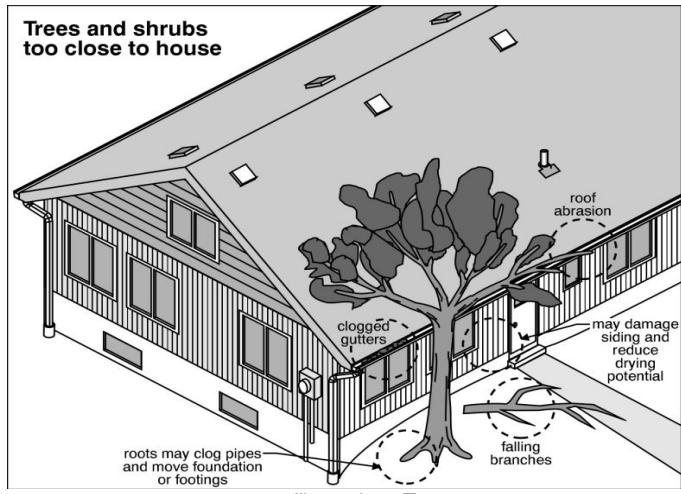


Illustration 3T

# Electrical

**ITEM DESCRIPTIONS:**

<b>Service</b>	• 120/240 volt main service
<b>Service Entrance</b>	• Underground Service Wires
<b>Service Ground</b>	• Copper Ground Wire • Water Pipe Connections
<b>Main Disconnect</b>	• Breakers • Main Service Rating: 125 Amps
<b>Main Distribution Panel</b>	• Breakers • Location: Exterior Side • Panel Rating (Amps): 125
<b>Branch/Auxiliary Panel</b>	• Fuses • Location: Hallway
<b>Distribution Wiring</b>	• Copper Wire
<b>Outlets, Switches &amp; Lights</b>	• Grounded
<b>Ground Fault Circuit Interrupters</b>	• Bathroom • Kitchen

**COMMENTS:**

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

The 3-prong outlets that were tested were appropriately grounded.

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- ! 1. The exterior metal conduit and/or connectors installed at the back is not designed for use where exposed to weather. We recommend that the conduit and/or connectors be removed and approved exterior conduit, boxes and/or fittings be installed (See Photo 9)
- ! 2. Running splices, which are improper connections outside of a junction box, were observed in the attic. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contacts or mechanical damage. (See Photo 33) (See Photo 47)
- ! 3. The loose light fixture in the back storage shed should be repaired or replaced. (See Photo 8)
- ! 4. The branch/auxiliary panel cover plate (sometimes called the "Dead Front") is missing. It should be replaced. (See Photo 38)
- ! 5. We found exposed wiring at the sun room. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Photo 38)
- 6. Fuses were observed to provide over current protection for the electrical system on this property. While fuses may still work and replacements can be purchased, these systems are no longer standard and are typically required to be upgraded. The fuse panel was not fully inspected due to inherit defects that are a potential safety hazard. A visual inspection of the front of the panel and fuses was performed, no covers were removed or internal components inspected. We recommend a licensed electrician be retained for further inspection and recommendations. An electrician is likely to recommend full replacement of this type of panel.
- 7. Several of the interior outlets and/or switches are loose in their boxes. We recommend a general tightening and "tune-up" of all of the loose receptacles.
- 8. Double lugging of neutral wires was observed in the electrical panel (when two or more wires are connected to one lug on the bar). Most panels are only listed and rated for one neutral wire per lug on the bus bar. Further evaluation by a licensed electrician is recommended.
- 9. The water heater cold and hot water lines do not appear to be bonded to the gas lines. The local building department may presently require that the lines be bonded. We recommend consulting the local building authority regarding this condition.
- 10. The missing switch cover plates at the upstairs bedroom should be replaced.
- 11. The electrical panel containing fuses on the property was not fully inspected due to inherit defects that are a potential safety hazard. A visual inspection of the front of the panel and fuses was performed, no covers were removed or internal components inspected. We recommend a licensed electrician be retained for further inspection and recommendations. An electrician is likely to recommend full replacement of this type of panel.
- 12. Extension cord wiring used in the crawlspace should not be used as permanent wiring. We recommend all extension cords be removed and proper wiring and circuitry installed.
- ! 13. Exposed wiring inside the kitchen cabinet should be relocated, covered or protected by rigid conduit. (See Photo 40)

#### MAINTENANCE ITEMS & GENERAL INFORMATION

14. The ground fault interrupter outlet at the front bathroom and master bathroom is also connected to the light. Although this condition poses no hazard, it can be inconvenient. Ideally the circuit energizing the lights should be separated from the "GFCI" outlet.

#### DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

15. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

16. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

#### LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

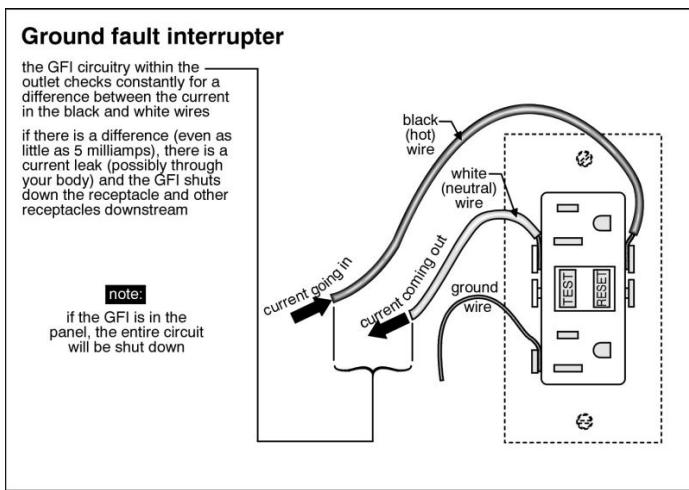


Illustration 4L

# Heating System

**ITEM DESCRIPTIONS:**

Primary Source Heat	• Gas
Heating System	• Gravity Floor Heater • Location: Crawl Space
Distribution/Ducting	• Ductwork

**COMMENTS:**

The furnace was turned on by normal controls and appeared to function.

**RECOMMENDATIONS/OBSERVATIONS - "!" indicates an immediate improvement recommendation item.**

! 1. There is insufficient clearance between the furnace exhaust flue and combustible materials. This should be corrected. (See Photo 56)

**MAINTENANCE ITEMS & GENERAL INFORMATION**

2. Currently there is no permanently installed cooling system on the property.

**DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES**

3. When furnace replacement is performed, consideration should be given to installing a "high efficiency" system.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

## Cooling/Heat Pump System

### **ITEM DESCRIPTIONS:**

Cooling System                            • None

### **COMMENTS:**

### **LIMITATIONS:**

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

# Insulation/Ventilation

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**ITEM DESCRIPTIONS:**

Attic/Roof Insulation	• Fiberglass • Depth (inches): 4-6
Exterior Walls Insulation	• Unknown
CrawlSpace Insulation	• Fiberglass • Depth (inches): 8-10
Attic/Roof Ventilation	• Roof Vents • Gable vents
CrawlSpace Ventilation	• Exterior wall vent(s)

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**COMMENTS:**

During any planned re-roofing or renovation work overhead insulation and ventilation levels should be investigated and improved where necessary. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

1. One or more of the ventilation screens for the crawl space is torn, damaged or missing. We recommend the damaged or missing ventilation screens be repaired or replaced as necessary.
2. The crawl space ventilation screens are obstructed by vegetation, storage and/or insulation. All obstructions should be cleared or opened to aid in crawl space cross ventilation.
3. Missing and/or loose floor insulation was noted in one or more areas of the crawl space. We recommend all loose, missing and/or damaged insulation be replaced.
4. Missing, compressed, or uneven insulation in various areas of the attic should be replaced or evened out to improve the insulating value in these areas.
5. The attic fiberglass insulation has been installed backwards. We recommend consideration be given to reinstalling the insulation with the moisture barrier against the living space.
6. The attic gable vent/window is damaged or missing. We recommend it be repaired to eliminate vermin (birds, squirrel, mice etc.) entry into the attic.
7. The exhaust vent fan at the front and master bathroom was noisy when operated. We recommend it be cleaned, lubricated, or repaired as necessary for quiet operation.
8. The cover or hood at the front bathroom vent fan is missing. We recommend the cover be replaced.

**LIMITATIONS:**

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

# Plumbing

## ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Plastic Material • Metallic Material
Cleanout	• Location: Crawl Space
Main Gas Valve	• Location: Exterior Side
Water Heaters	• Manufacturer: Unknown • Gas • Location: Crawl Space
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. The temperature and pressure relief discharge pipe for the water heater is improper. We recommend the installation of a proper discharge pipe to an approved location. (See Photo 45)
- ! 2. The water heater was not strapped. All water heaters (gas or electric) in seismic zones should be properly anchored or strapped in the upper and lower section of the tank to resist movement during earthquake conditions. Specifically California state code is as follows.
  - 1. All water heaters gas or electric must be strapped.
  - 2. Tanks up to 52 gallons require two straps, one in upper one-third and one in the lower one-third of the fixture. Water heaters with a capacity of 52 or above require three, one in upper one-third, one in middle and one in lower one-third are required. There are cases where there is an exception to this rule, we recommend consulting the local building authority regarding the adequacy of the seismic restraints for the water heater at this property.
  - 3. Straps may consist of either plumbers tape (at least 24 gauge) or half-inch diameter metal conduit.
  - 4. Straps must wrap around the body of the water heater and any gaps between the wall and tank should be blocked to prevent movement.
  - 5. Straps should be secured to adjacent wall or stud and from opposing directions
  - 6. Straps should be secured to the wall or studs using 1/4" diameter by 3" long lag bolts with washers. (See Illustration 8E) (See Photo 46)
- ! 3. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be corrected. (See Illustration 8C) (See Photo 30)
- ! 4. The exterior hose bib at the back is leaking. We recommend all leaks be repaired. (See Photo 23)
- 5. Due to the water heater being covered with a insulating blanket, which was not removed we were unable to determine the general specification (age, manufacturer, capacity etc.). We recommend the blanket be removed if this information is desired by interested parties.
- ! 6. The drain system adjacent to the laundry area and master bathroom shower was improperly installed. We recommend the drains be reconfigured according to industry standards. (See Photo 49) (See Photo 51)
- ! 7. The plastic/metallic waste piping is leaking at the front bathroom toilet. We recommend all leaks be repaired. (See Photo 52)
- ! 8. There is evidence of heavy corrosion and rust, but no leakage on the exterior of the exposed and accessible metal drain piping in the front bathroom. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered. (See Photo 35)
- ! 9. There is a cracked and leaking Plastic drain pipe at the front bathroom stall shower. This is a potential health hazard. We recommend the piping in question be repaired or replaced. (See Photo 50)
- 10. The toilet at the front bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)
- 11. The faucet at the front bathroom was not functioning properly or difficult to operate. We recommend repair or replacement.

## DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

- 12. To reduce the risk of contamination of supply water, installation of anti-siphon devices on exterior hose bibs are recommended.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and

sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

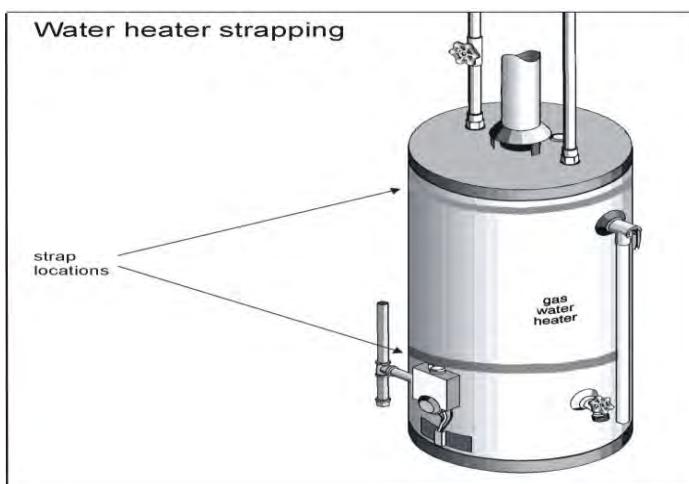


Illustration 8E (Please note this diagram refers to two strap installations)

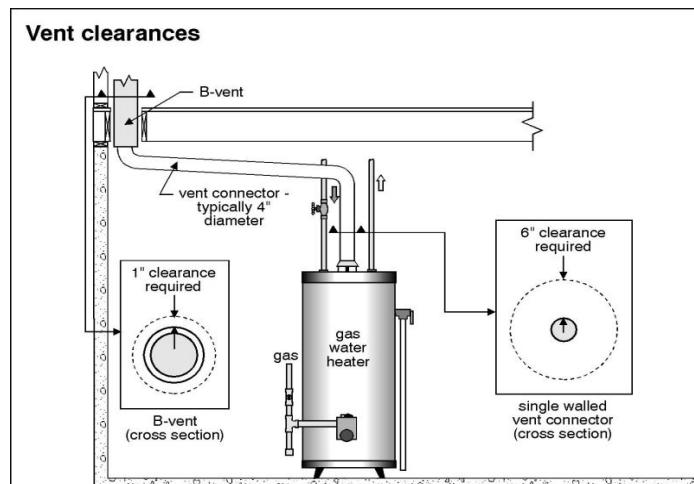


Illustration 8C

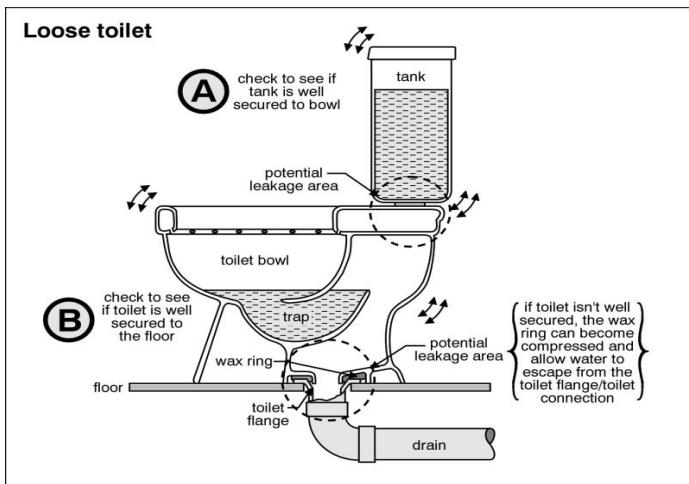


Illustration 8J

# Interior

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## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Gas Range • Dishwasher
<b>Wall Finishes</b>	• Drywall/Plaster
<b>Ceiling Finishes</b>	• Drywall/Plaster • Wood • Acoustic Tile
<b>Floors</b>	• Tile/Stone • Wood • Laminate Flooring
<b>Doors</b>	• Hollow Core • Solid Core
<b>Window Style and Glazing</b>	• Double/Single Hung • Sliders • Fixed Pane • Single Pane
<b>Stairs/Railings</b>	• Present
<b>Fireplace/Wood Stove</b>	• None
<b>Cabinets/Countertops</b>	• Wood • Tile
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
<b>Other Components Inspected</b>	• Smoke Detector • Carbon Monoxide Detector

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## COMMENTS:

### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

#### INTERIOR

- ! 1. The ceiling at the back shed and side shed shows evidence of water stains. It is recommended that the source of these stains be identified and corrected and the surface be refinished. (See Photo 15)
- ! 2. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 32)
- ! 3. Minor water damage to the master bedroom hardwood flooring was observed. It is recommended that the source of the damage be identified and corrected, and the surface be repaired and refinished to restore its appearance. (See Photo 36)
- 4. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
- 5. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
- 6. The front door swings either outward or inward, opening or closing of its' own volition. This is a sign that the doorframe is out of plumb. This may involve only minor carpentry adjustments. There may also be hidden conditions, which may be found with further investigation. Interested parties should have this area examined more thoroughly by the appropriate trades.
- 7. Dirt and lint has accumulated in the dryer vent area. This may indicate a leaking, damaged or disconnected dryer vent. We recommend the vent be cleaned and/or repaired and tested for leakage. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination. A flexible vent six feet maximum may be used at the dryer connection but cannot go through floors or walls.
- 8. The hardwood flooring is worn at the more heavily traveled areas, but could probably be refinished with a very satisfactory result. We recommend refinishing before the surfaces are damaged.
- 9. It may be desirable to replace the window screens where missing or damaged.
- 10. Water stains were noted in various window sills and/or jambs. This may indicate possible leaking frames or interior condensate. We recommend monitoring the windows for signs of any leakage and corrected if necessary.
- 11. Hardware is loose at one or more of the windows. We recommend a general tune-up of the windows as necessary to restore their proper function.
- 12. The interior wall or ceiling blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
- 13. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all personal belongings and furniture be removed and these areas further inspected.

14. Slight gaps and cracks were noted in the interior trim and molding due to shrinkage of the lumber. We recommend that these voids be caulked as necessary.
15. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.

## KITCHEN

16. The kitchen countertop shows evidence of typical minor wear.
17. The kitchen cabinet shows evidence of typical minor wear.
18. The oven/range was excessively dirty or greasy at the time of our inspection and was not fully tested. We recommend the unit be thoroughly cleaned and proper operation verified by a licensed appliance technician.
19. The base and/or side of the kitchen cabinet sink shelf is delaminated and shows evidence of past moisture in this area. This is mainly a cosmetic consideration and repair of this condition is optional. In any case, this area should be periodically monitored for future leaks from the sink and/or plumbing fixtures.

## BATHROOMS

**! 20.** Damage to the front bathroom and bathroom storage shed hardwood flooring was observed. The extent of damage is difficult to predict without removing floor coverings. It is recommended that the source of the damage be identified and corrected by the appropriate trades. (See Photo 13) (See Photo 34)

21. The window(s) near the floor or doors at the storage shed lack tempered glass (special safety glass that will not shatter). For safety reasons, it may be wise to consider the installation of tempered glass where appropriate. The following areas are required to have tempered glass in accordance with today's standards:
  - >Windows within 18" of a floor, 4" of a door and any window glazing in doors.
  - >Windows in a shower within 5' of the standing surface.
  - >Windows or doors with glass within 5' of swimming pools and spa deck areas.
  - >Glazing in walls enclosing stairway landings or within 5' of the bottom and top of the stairway where the bottom of the glass is within 60" of the walking surface.
22. A gap was noted at the escutcheons at the front bathroom. We recommend sealing this trim piece for a better appearance and to avoid leakage in this area.
23. There is no railing where needed at the front bathroom shower. For improved safety, it is recommended that appropriate railing be installed.

## MAINTENANCE ITEMS & GENERAL INFORMATION

### INTERIOR

#### 24. ENVIRONMENTAL ISSUES:

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

## KITCHEN

25. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at [www.cpsc.gov](http://www.cpsc.gov) for further guidance.

## LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufacturers instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.

- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

## Photographs

**No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.**



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11

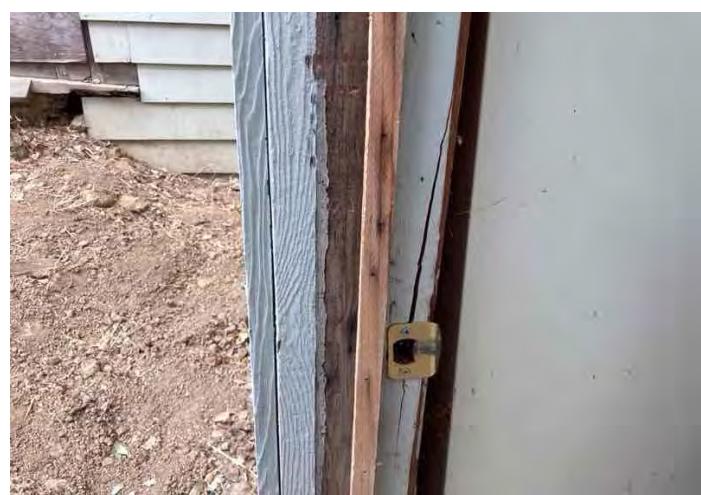


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

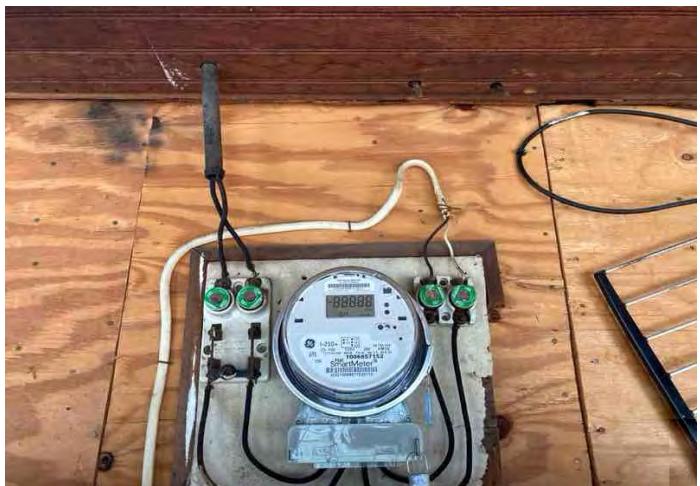


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

# Maintenance Advice

## UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

## REGULAR MAINTENANCE

### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

**ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

**PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliche "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Invoice Date: **9/18/2024**  
Invoice No: **LIV1103045P**

## Invoice

### Bill To:

**Peter Myers**  
**Coldwell Banker Real Estate**  
**410 N. Santa Cruz Avenue**  
**Los Gatos, CA 95030**

### Property Information:

Address: **8 Central Court**  
**Los Gatos CA, 95030**

Report No: **644196 TPR**

Escrow#:

### Billing Information:

Inspection:	<b>9/18/2024 Complete</b>	<b>\$835.00</b>

Total Due:	<b>\$835.00</b>
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#### **DUE UPON RECEIPT**

**Please remit to 510 Madera Ave., San Jose, CA 95112**  
***There is a \$25 fee for all returned checks***

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