



THE PROFESSIONAL'S PROFESSIONAL

INSPECTION REPORT FOR

Thank you for using "HOME INSPECTORS OF AMERICA". We have completed your inspection and will maintain a copy in our files under # _____. If there are any questions that you have that are not answered in our report, please feel free to call us or have your realtor call us for clarification.

Scott Smith

Fee _____

INSPECTOR

Make checks payable to
Home Inspectors of America

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HOME INSPECTORS OF AMERICA

**6116 Highway 9, Suite #5
Felton, CA 95018
(831) 335-1385**

**3782 Kirk Road
San Jose, CA 95124
1-800-HIA-2410**

STATEMENT OF PURPOSE AND INTENT

The purpose of this inspection is to describe the property conditions which are visible to the inspector on the date of the inspection, and to alert clients to any defects which are visually detectable.

The scope of this inspection is limited to the visually accessible aspects of the property. Any areas not exposed to view or otherwise concealed or inaccessible because of soil, walls, ceilings, carpets, drapes, furnishings, or any other obstruction are NOT INCLUDED in this inspection. Furthermore, this inspection does not include any destructive dismantling of equipment systems, or exposed surfaces. SOIL CONDITIONS, SECURITY ALARMS, SOLAR HEATING SYSTEMS, SPAS AND POOLS, DECKS, FENCES, WATER SOFTENERS, AND WATER FILTRATION OR PURIFYING SYSTEMS are specifically EXCLUDED from the scope of this inspection.

The structural components shall include, but are not limited to, central heating and air conditioning system, plumbing system, electrical system, roof covering and framing, ceilings, floors, doors, windows, and/or basement. THE SCOPE OF THIS INSPECTION IS LIMITED TO THE ITEMS MENTIONED IN THIS REPORT. IT IS UNDERSTOOD THAT THIS IS NOT A CODE COMPLIANCE INSPECTION.

Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. This inspection does NOT include any research of public records such as zoning restrictions, seismic hazard zones, flood zones, ordinance, or permit history of the property, or any other conditions which are a matter of public record.

This inspection shall not extend to chemical analysis or visual recognition of any condition relating to environmental hazards of any nature.

We do not check natural gas or propane fueled furnaces or heating systems for carbon monoxide fumes.

HOME INSPECTORS OF AMERICA

6116 Highway 9, Suite #5
Felton, CA 95018
(831) 335-1385

3782 Kirk Road
San Jose, CA 95124
1-800-HIA-2410

FILE #: 270426

DATE: 04/24/07

TIME: 1:32 PM

AGENT: TIFFANY TRANG
AGENCY: NEXT GENERATION REALTY
ADDRESS: 2887 THE VILLAGES PARKWAY
CITY: SAN JOSE, CA 95135

ADDRESS: 3261 VINEYARD PARK WAY
CITY: SAN JOSE, CA 95135

BUYERS: ?
SELLERS: ROBIN SHARMA

This residence is a tri-level, townhouse, situated on level ground.

It has 2 bedroom(s) and 3 bathroom(s).

It has a dining room and a living room.

There is a garage and a cement driveway.

There is/are sidewalk(s).

It has city/county sewer, city/county water, and natural gas.

This residence is 6 years old.

At the time of the inspection the sky was clear and the ground was dry.

This residence is occupied.

DEFINITION OF TERMS USED

N = Not functioning properly or in need of repair.
F = Functioning to it's designated purpose.

Minimum = Acceptable amount or degree.
Moderate = Shows degree or wear exceeding normal.
Excessive = Past normal acceptable limits.

HOME INSPECTORS OF AMERICA

FILE NO. 270426

KITCHEN

SINK

Type: DOUBLE BASIN PORCELAIN Hot water temp. 120F.

Sink has a handsprayer.

F Handsprayer is operable.

F The handsprayer diverter disengages the faucet adequately.

Leak was observed at base of faucet.

Single water faucet handle is not secure.

F Faucet spout is secure.

F No leaks were observed under sink.

F No corrosion/rust was observed at drain lines, supply lines or shut off valves.

F There are no dissimilar drain pipe materials in place.

F Both shut off valves are operable.

F No leaks observed at hot or cold water shut off valves.

F Dishwasher shut off valve is operable.

F No leaks observed at dishwasher shut off valve.

Water stains were observed on cabinet floor.

F There was no damage observed under cabinet top.

F Cabinet top has no obvious cracks or scratches.

F Cabinet surface does not need to be regouted.

F Sink top does not need to be recaulked.

Chips or dents were observed in sink bowl.

F No rust was observed on bottom of sink bowl.

Comments: SINK PORCELAIN COATING IS CHIPPED-FAUCET HANDLE OPERATES BACKWARDS/PLUMBING SUPPLY PIPES REVERSED IN WALL.

GARBAGE DISPOSAL

Model: INSINKERATOR

F Motor is operable.

F Motor operation sounds normal.

Flyweights are frozen.

F Electrical cord is properly connected.

Moderate rust was observed inside unit.

F No leaks observed from disposal.

Comments: ONE FLYWEIGHT IS FROZEN-RUBBER BACKSPLASH PROTECTOR IS TORN.

DISH WASHER

Model: WHIRLPOOL

- F Unit is secured to the cabinet.
- F Door closes and seals securely.
- F Motor operation sounds normal.
- F Dishwasher ran through a complete cycle.
- F Soap dish opened properly.
- F Washer arms turned freely.
- F No leaks were observed under unit.
- F Air gap hose is properly connected
- F The discharge hose was clear.

Comments: DISHWASHER CONNECTED TO COLD WATER SUPPLY-
DISHWASHER NOT INSTALLED LEVEL AT TIME OF INSPECTION.

RANGE TOP

Model: WHIRLPOOL

- Range Top is gas type.
- F There were no abnormal gas related odors.
- F All burners operate on all settings.

Comments: *DID NOT TEST SINK WATER SUPPLY SHUT OFF VALVES
AT TIME OF INSPECTION, PRONE TO LEAKS WHEN TURNED OFF/ON*.

OVEN

Model: WHIRLPOOL

- Oven is electric type.
- It has a single oven.
- Unit has clock and timer.
- F Clock and timer are operable.
- F Broiler element is operable.
- F Oven tested at 400 degrees for 20 minutes. Reached 400F.
- F Oven door closes and seals securely.
- F Oven door glass was intact.
- F The oven door handle is secure.
- F The oven door seal is intact.

EXHAUST FAN

Model: WHIRLPOOL

Unit has 2 speeds.

F Fan is operable.

Unit is vented.

Unit does have a light.

F Light is operable.

MICROWAVE

Model: WHIRLPOOL

F Unit heated water in 20 seconds.

TRASH COMPACTOR

There is no trash compactor.

ELECTRICAL

All circuits are grounded.

F All accessible outlets are operable.

There is/are overhead fixture(s) in kitchen.

F Overhead fixture(s) are operable.

F There are no exposed electrical wires inside any cabinet.

FLOOR

Floor is tile type.

F Floor shows normal wear for age.

Comments: PART OF TILE FLOOR COVERED BY AREA RUG,
FURNITURE & STORAGE ITEMS AT TIME OF INSPECTION.

CEILING

Ceiling is sheetrock type.

F There was no obvious damage to the ceiling.

F No prior water stains were observed.

HEAT REGISTER VENTS

F Heat register vents open and close properly.

KITCHEN (Cont.)

WINDOW(S)

- F All glass was intact.
- F No damage observed on frames and sills.
- F No seal violation was observed in double pane insulated window(s).
- F Non-stationary windows open and close properly.
- F All of the non-stationary windows have screens.
- F All existing window screen(s) and frame(s) are intact.

DOOR(S)

There are no doors in the kitchen.

- * We do not test refrigerators, counter top microwaves, or appliances that are not built in.

DINING ROOM

ELECTRICAL

- All circuits are grounded.
- F All accessible outlets are operable.
- There is/are overhead fixture(s) in dining room.
- F Overhead fixture(s) are operable.

FLOOR

- Floor is carpet.
- F Floor shows normal wear for age.

CEILING

- Ceiling is sheetrock type.
- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

- F Heat register vents open and close properly.

WINDOW(S)

There are no windows in this room.

DOOR(S)

There are no doors in dining room.

LIVING ROOM

ELECTRICAL

All circuits are grounded.

- F All accessible outlets are operable.
- There is/are overhead fixture(s) in living room.
- F Overhead fixture(s) are operable.

FLOOR

Floor is carpet & tile type.

- F Floor shows normal wear for age.

Comments: HAIRLINE TO MINOR CRACKS OBSERVED
IN A FEW TILES NEAR BOTTOM OF STAIRCASE.

CEILING

Ceiling is sheetrock type.

- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

- F Heat register vents open and close properly.

WINDOW(S)

- F All glass was intact.
- F No damage observed on frames and sills.
- F No seal violation was observed in double pane insulated window(s).
- F Non-stationary windows open and close properly.
- F All of the non-stationary windows have screens.
- F All existing window screen(s) and frame(s) are intact.

DOOR(S)

- F Door(s) and frame(s) are intact.
- F Door(s) open and close properly.

FIREPLACE AND/OR WOODBURNER

There is a fireplace and/or woodburner in the living room.
See Attachment for details.

UPSTAIRS HALLWAY

SMOKE DETECTORS

- F Hallway has smoke detector(s).
- F Smoke detector(s) is/are operable.

ELECTRICAL

- All circuits are grounded.
- F All accessible outlets are operable.
- There is/are overhead fixture(s) in hall way.
- F Overhead fixture(s) are operable.

FLOOR

- Floor is carpet.
- F Floor shows normal wear for age.

CEILING

- Ceiling is sheetrock type.
- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

There are no heat register vents in this hall.

WINDOW(S)

There are no windows in this hall.

DOOR(S)

- F Door(s) and frame(s) are intact.
- F Door(s) open and close properly.

STAIRCASE NUMBER 1

Location: LIVING ROOM UPSTAIRS

ELECTRICAL

- There is/are overhead fixture(s) in staircase.
- F Overhead fixture(s) are operable.

STEPS

- Steps are carpet.
- F Steps show normal wear for age.

CEILING

- Ceiling is sheetrock type.
- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

There are no heat register vents in stairway.

RAILING

- Railing is wood type.
- F Railing and banister are secure.

STAIRCASE NUMBER 1 (Cont.)

WINDOW(S)

There are no windows in this stairway.

STAIRCASE NUMBER 2

Location: DINING ROOM UPSTAIRS

ELECTRICAL

There is/are overhead fixture(s) in staircase.

F Overhead fixture(s) are operable.

STEPS

Steps are carpet.

F Steps show normal wear for age.

CEILING

Ceiling is sheetrock type.

F There was no obvious damage to the ceiling.

F No prior water stains were observed.

HEAT REGISTER VENTS

There are no heat register vents in stairway.

RAILING

Railing is wood type.

F Railing and banister are secure.

WINDOW(S)

F All glass was intact.

F No damage observed on frames and sills.

F No seal violation was observed in double pane insulated window(s).

F Non-stationary windows open and close properly.

F All of the non-stationary windows have screens.

F All existing window screen(s) are intact.

Comments: WINDOW SCREEN SEPARATED FROM SCREEN FRAME
AT TOP LEFT CORNER.

WET BAR

This property does not have a wet bar.

CARBON MONOXIDE (CO) DETECTORS

* For safety purposes, we recommend one or more carbon monoxide detector(s) be installed, centrally located, in this property.

BEDROOM SMOKE DETECTORS

- F Bedrooms have smoke detectors.
- F Smoke detectors are operable.

MASTER BEDROOM

ELECTRICAL

- All circuits are grounded.
- F All accessible outlets are operable.
- There is/are no overhead fixture(s) in this bedroom.

FLOOR

- Floor is carpet.
- F Floor shows normal wear for age.

Comments: PART OF CARPET COVERED BY FURNITURE AT TIME OF INSPECTION.

CEILING

- Ceiling is sheetrock type.
- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

F Heat register vents open and close properly.

WINDOW(S)

F All glass was intact.
F No damage observed on frames and sills.
F No seal violation was observed in double pane insulated window(s).
F Non-stationary windows open and close properly.
F All of the non-stationary windows have screens.
F All existing window screen(s) and frame(s) are intact.

DOOR(S)

F Door(s) and frame(s) are intact.
F Door(s) open and close properly.

MASTER BATHROOM

SINK

LEFT SINK

Type: VITREOUS CHINA.

N F No leaks were observed at faucet base or handles.
Hot water faucet handle are not secure.
F Faucet spout is secure.
F No leaks were observed at drain pipes.
F No corrosion observed at drain pipes.
F There are no dissimilar drain pipe materials in place.
F Both water supply shut off valves are operable.
F No leaks observed at water supply shut off valves.
F No rust observed at water supply line shut off valves.
F No rust observed at water supply lines.
F Sink drain popup valve operates properly.
F Sink top is secured to cabinet.
F Counter top has no obvious cracks or scratches.
F Cabinet top does not need to be recaulked or regROUTED
N Sink top needs to be recaulked.
There were no stains or damage on cabinet floor under sink.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES
AT TIME OF INSPECTION.

RIGHT SINK

Type: VITREOUS CHINA.

- F No leaks were observed at faucet base or handles.
- N Cold water faucet handle are not secure.
- F Faucet spout is secure.
- F No leaks were observed at drain pipes.
- F No corrosion observed at drain pipes.
- F There are no dissimilar drain pipe materials in place.
- F Both water supply shut off valves are operable.
- F No leaks observed at water supply shut off valves.
- F No rust observed at water supply line shut off valves.
- F No rust observed at water supply lines.
- F Sink drain popup valve operates properly.
- F Sink top is secured to cabinet.
- F Counter top has no obvious cracks or scratches.
- F Cabinet top does not need to be recaulked or regROUTED
- F Sink top does not need to be recaulked.
- F There were water stains on cabinet floor under sink.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES AT TIME OF INSPECTION.

COMMODE

- F Commode is properly secured to floor or wall.
- F Tank is secure.
- F Seat is secure.
- F No cracks were observed in unit.
- F No obvious leaks were observed from tank or base.
- F Water supply shut off valve is operable.
- F Water supply shut off valve does not leak.
- F Flush mechanism is operable.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES AT TIME OF INSPECTION.

BATHTUB AND/OR SHOWER

This bathroom has a bathtub and a shower.

Shower head is located over bathtub.

- F No damage observed to walls around tub and/or shower.

BATHTUB

Bathtub is preformed unit.

Wall around bathtub is manufactured marble.

- F No leaks were observed at faucet handles.
- N Single faucet handle is not secure.

MASTER BATHROOM (CONT.)

BATHTUB AND/OR SHOWER (Cont.)

- N F No leaks were observed at tub spout.
- N Tub spout was not secure.
- Tub spout needs to be recaulked.
- F Tub drain stopper works properly.

SHOWER

- F No leaks were observed at showerhead.
- F Tub/Shower diverter engages within acceptable range.
- F Showerhead pipe is secure in wall.
- Tub has a sliding door enclosure.
- F Tub door glass is intact.
- F Tub door slides properly.
- F Tub door closes securely.
- N There are signs of prior water leaks around enclosure.

Comments: SIGNS OF PRIOR MINOR LEAKS AT BOTTOM CORNERS OF ENCLOSURE-REFER TO TERMITE REPORT FOR FURTHER OPINIONS.

ELECTRICAL

All circuits are grounded.

- F All accesible outlets are operable.
- F Overhead fixture(s) are operable.
- F There is a fan and it is operable.
- F Fan motor and blades sound normal.

FLOOR

Floor is tile.

- N F Floor surface shows normal wear for age.
- Floor needs to be recaulked along tub and/or shower edge.

* If bathroom floors are covered with tile, no visual inspection of the underlying surface is possible.

Comments: REFER TO TERMITE REPORT FOR FURTHER OPINIONS.

CEILING

Ceiling is sheetrock type.

- F There was no obvious damage observed to the ceiling.
- F No prior water stains were observed.
- F Mildew was not visible on ceiling or walls.

HEAT REGISTER VENTS

- F Heat register vents open and close properly.

WINDOW(S)

There are no windows in this room.

DOOR(S)

- F Door(s) and frame(s) are intact.
- F Door(s) open and close properly.

UPSTAIRS REAR BEDROOM

ELECTRICAL

- All circuits are grounded.
- F All accessible outlets are operable.
- There is/are no overhead fixture(s) in this bedroom.

FLOOR

- Floor is carpet.
- F Floor shows normal wear for age.

Comments: PART OF CARPET COVERED BY FURNITURE
AT TIME OF INSPECTION.

CEILING

- Ceiling is sheetrock type.
- F There was no obvious damage to the ceiling.
- F No prior water stains were observed.

HEAT REGISTER VENTS

- F Heat register vents open and close properly.

UPSTAIRS REAR BEDROOM (Cont.)

WINDOW(S)

- F All glass was intact.
- F No damage observed on frames and sills.
- F No seal violation was observed in double pane insulated window(s).
- F Non-stationary windows open and close properly.
- F All of the non-stationary windows have screens.
- F All existing window screen(s) and frame(s) are intact.

DOOR(S)

- F Door(s) and frame(s) are intact.
- F Door(s) open and close properly.

UPSTAIRS REAR BATHROOM

SINK

LEFT SINK

Type: VITREOUS CHINA.

- N F No leaks were observed at faucet base or handles.
- Both water faucet handles are not secure.
- F Faucet spout is secure.
- F No leaks were observed at drain pipes.
- F No corrosion observed at drain pipes.
- F There are no dissimilar drain pipe materials in place.
- F Both water supply shut off valves are operable.
- F No leaks observed at water supply shut off valves.
- F No rust observed at water supply line shut off valves.
- F No rust observed at water supply lines.
- F Sink drain popup valve operates properly.
- F Sink top is secured to cabinet.
- F Counter top has no obvious cracks or scratches.
- F Cabinet top does not need to be recaulked or regROUTED
- N Sink top needs to be recaulked.
- There were no stains or damage on cabinet floor under sink.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES
AT TIME OF INSPECTION.

RIGHT SINK

Type: VITREOUS CHINA.

- N F No leaks were observed at faucet base or handles.
- Hot water faucet handle are not secure.
- F Faucet spout is secure.
- F No leaks were observed at drain pipes.
- F No corrosion observed at drain pipes.
- F There are no dissimilar drain pipe materials in place.
- F Both water supply shut off valves are operable.
- F No leaks observed at water supply shut off valves.
- F No rust observed at water supply line shut off valves.
- F No rust observed at water supply lines.
- F Sink drain popup valve operates properly.
- F Sink top is secured to cabinet.
- F Counter top has no obvious cracks or scratches.
- F Cabinet top does not need to be recaulked or regROUTED
- N Sink top needs to be recaulked.
- There were no stains or damage on cabinet floor under sink.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES AT TIME OF INSPECTION.

COMMODE

- F Commode is properly secured to floor or wall.
- F Tank is secure.
- F Seat is secure.
- F No cracks were observed in unit.
- F No obvious leaks were observed from tank or base.
- F Water supply shut off valve is operable.
- F Water supply shut off valve does not leak.
- F Flush mechanism is operable.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES AT TIME OF INSPECTION.

BATHTUB AND/OR SHOWER

This bathroom has a stall shower.

- F No damage observed to walls around tub and/or shower.

SHOWER

Shower stall is manufactured marble.

- N F No leaks were observed at faucet handles.
- F Water faucet handles are secure.
- F No leaks were observed at shower head.
- F Shower head pipe is secure in wall.
- Shower has a single door.
- F Shower door glass is intact.
- F Shower door closes securely.
- F Shower door splashguard appears adequate.
- N There are signs of prior water leaks around enclosure.

UPSTAIRS REAR BATHROOM (Cont.)

SHOWER (Cont.)

Comments: SIGNS OF PRIOR LEAKS OBSERVED ALONG BOTTOM OF ENCLOSURE-REFER TO TERMITE REPORT FOR FURTHER OPINIONS.

ELECTRICAL

All circuits are grounded.

- F All accesible outlets are operable.
- F Overhead fixture(s) are operable.
- F There is a fan and it is operable.
- F Fan motor and blades sound normal.

FLOOR

Floor is tile.

- F Floor surface shows normal wear for age.
 - F Floor does not need to be recaulked along tub and/or shower edge.
- * If bathroom floors are covered with tile, no visual inspection of the underlying surface is possible.

Comments: REFER TO TERMITE REPORT FOR FURTHER OPINIONS.

CEILING

Ceiling is sheetrock type.

- F There was no obvious damage observed to the ceiling.
- F No prior water stains were observed.
- F Mildew was not visible on ceiling or walls.

HEAT REGISTER VENTS

- F Heat register vents open and close properly.

WINDOW(S)

There are no windows in this room.

DOOR(S)

- F Door(s) and frame(s) are intact.
- F Door(s) open and close properly.

1/2 BATHROOM

SINK

Type: VITREOUS CHINA.

- N
- F No leaks were observed at faucet base or handles.
 - F Hot water faucet handle are not secure.
 - F Faucet spout is secure.
 - F No leaks were observed at drain pipes.
 - F No corrosion observed at drain pipes.
 - F There are no dissimilar drain pipe materials in place.
 - F Both water supply shut off valves are operable.
 - F No leaks observed at water supply shut off valves.
 - F No rust observed at water supply line shut off valves.
 - F No rust observed at water supply lines.
 - F Sink drain popup valve operates properly.
 - F This is a wall mounted or pedestal sink.
 - F Sink is secured properly to the wall and/or floor.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES
AT TIME OF INSPECTION.

COMMODE

- F Commode is properly secured to floor or wall.
- F Tank is secure.
- F Seat is secure.
- F No cracks were observed in unit.
- F No obvious leaks were observed from tank or base.
- F Water supply shut off valve is operable.
- F Water supply shut off valve does not leak.
- F Flush mechanism is operable.

Comments: DID NOT TEST WATER SUPPLY SHUT OFF VALVES
AT TIME OF INSPECTION.

BATHTUB AND/OR SHOWER

This bathroom has no bathtub or shower.

ELECTRICAL

- F All circuits are grounded.
- F All accesible outlets are operable.
- F Overhead fixture(s) are operable.
- F There is a fan and it is operable.
- F Fan motor and blades sound normal.

FLOOR

Floor is tile.

F Floor surface shows normal wear for age.

* If bathroom floors are covered with tile, no visual inspection of the underlying surface is possible.

Comments: AREAS OF SWELLING OBSERVED ALONG BOTTOM OF BASEBOARDS-REFER TO TERMITE REPORT FOR FURTHER OPN'S.

CEILING

Ceiling is sheetrock type.

F There was no obvious damage observed to the ceiling.

F No prior water stains were observed.

F Mildew was not visible on ceiling or walls.

HEAT REGISTER VENTS

F Heat register vents open and close properly.

WINDOW(S)

F All glass was intact.

F No damage observed on frames and sills.

F No seal violation was observed in double pane insulated window(s).

F Non-stationary windows open and close properly.

F All of the non-stationary windows have screens.

F All existing window screen(s) and frame(s) are intact.

DOOR(S)

F Door(s) and frame(s) are intact.

F Door(s) open and close properly.

INTERIOR WALLS IN LIVING AREA

F There was no damage observed to interior walls in living area.

ELECTRICAL HAZARDS IN LIVING AREA

F There were no electrical hazards observed in living area.

ATTIC

Attic entry way is located upstairs hallway.

* Due to either the depth of the insulation or height restrictions, a visual inspection was made from the entry hatch only.

Attic is vented.

Attic insulation is blown/rolled type. It is 8 inches deep.

Attic insulation is full.

Heating ducts in the attic are properly wrapped.

F All ducts appear to be connected properly.

F All bathroom fans appear to vent to exterior.

There are no kitchen fans or vent pipes in the attic.

There are plumbing pipes in the attic.

Comment: If plumbing pipes freeze or bust there will be water damage below.

F There were obvious corrosion and/or leaks in pipes.

F There was no damage observed to the rafters, sheathing or underlayment.

F There was no obvious damage to the attic vent screens.

F No obvious signs of current water leaks were observed.

There were signs of prior water stains observed.

F There are proper sheetrock firewalls between this attic and adjacent attics.

* When insulation is present, a visual inspection of the electrical wiring and junction boxes is not practical.

Comments: INSULATION IS NOT EVENLY DISTRIBUTED-
EVIDENCE OF PRIOR RODENTS OBSERVED IN ATTIC.

LAUNDRY ROOM/AREA

Laundry area is located in hallway closet.

WASHER/DRYER CONNECTIONS

There are both 110 volt and 220 volt outlets in laundry room/area.
There is no gas outlet in the laundry room/area.

LAUNDRY ROOM/AREA (Cont.)

There are hot and cold water faucet connections for washer.

- F No leaks were observed at washer connection faucets.
- F Neither washer connection faucet is frozen.
- F No rust was observed at washer connection faucets.
- F Washer drain pipe is a proper height.
- F There is a vent to exterior for dryer.

Comments: DID NOT TEST WASHER HOT & COLD WATER SUPPLY FAUCETS AT TIME OF INSPECTION.

ELECTRICAL

All circuits are grounded.

- F All accessible outlets are operable.
- There is/are overhead fixture(s).
- F Overhead fixture(s) are operable.

- * When a clothes washer or dryer is on the premises, no tests are performed whether they are to remain with the property or not.

WASHBASIN

There is no washbasin in the laundry room/area.

FLOOR

Floor is vinyl type.

- F Floor shows normal wear for age.

Comments: VISIBLE AREAS OF VINYL FLOOR SHOW NORMAL WEAR.

GARAGE (S) AND/OR CARPORT (S)

GARAGE (S)

This property has a attached 2 car garage.

GARAGE

DOORS

It has a 2-car metal sectional garage door(s).

- F No damage was observed to garage door(s) exterior.
- F No damage was observed to front garage door(s) frame or trim.
- F Garage door(s) opens and closes properly.
- F Garage door(s) springs were secure to frame.
- F Garage door(s) springs have safety straps.
- F Garage does not have a side or rear exterior entry door.

WALLS BETWEEN GARAGE AND LIVING AREA (FIREWALLS)

Not all of the interior garage walls could be viewed.

- F The interior walls are proper sheetrock covered firewalls.
- F There were no obvious surface violations of the protective firewall.

Comments: VISIBLE AREAS OF FIREWALL ARE SHEETROCK COVERED.

DOOR FROM GARAGE TO LIVING AREA

- F This door is solid core.
- F Door and frame are intact.
- F This door has an automatic closure device.
- F Automatic closure device is operable.

FLOOR

Floor shows moderate cracks.

Comments: STORAGE ITEMS PREVENTED PHYSICAL AND/OR VISUAL ACCESS TO ALL AREAS OF GARAGE AT TIME OF INSPECTION.

WINDOW(S)

There are no windows in this garage.

CEILING

Ceiling is sheetrock covering.

- F There was no obvious damage observed to the ceiling.

ELECTRICAL AND GAS

All electrical outlets are grounded.

F All accessible outlets are operable.

F Overhead fixture is operable.

F There are no exposed electrical wires on the interior walls.

F There were no electrical safety hazards observed.

Comments: STORAGE ITEMS RESTRICTED ACCESS.

GARAGE DOOR OPENER(S)

There is one garage door opener in garage.

Model: LIFT-MASTER

F Unit operates properly through open/close cycle.

F The AC cord is plugged into a direct outlet.

Opener has auto reverse.

F Auto reverse feature operates properly.

** The lack of a properly working auto stop or auto reverse feature constitutes a serious safety hazard.

CARPORT (S)

This property has no carports.

ELECTRICAL PANEL

Property has an exterior electric main shut off.

Electric main panel is located right side ext. closet.

Electric sub panel is located inside garage.

Main service is 100 amps.

Main feed is aluminum.

Circuit Breaker: X Fuse: Cartridge:

Amps:	Oven	30	Range	0	Oven/Range	0	SPA	0
	Dryer	30	Water Heater	0	A/C	20	Furnace	0

F There is only one wire terminating at each breaker or fuse in main panel.

There is no available space for additional breakers in main panel.

F No safety hazards were observed inside main panel.

Comments: NO ACCESS INSIDE MAIN ELECTRICAL PANEL AT TIME OF INSPECTION.

ELECTRICAL PANEL (Cont.)

- F There is only one wire terminating at each breaker or fuse in sub panel.
There is no available space for additional breakers in sub panel.
- F No safety hazards were observed inside sub panel.

Comments: REFER TO AN ELECTRICIAN FOR FURTHER INFORMATION.

** For Fire Department safety purposes, we recommend that all main service panels be accessible on exterior walls, with a main power shut off switch.

- F All ground fault interrupt outlets trip test properly.

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HEATING SYSTEM

This heating system is located attic.
Model: CARRIER Age: 7 Type: Gas
BTU: 66000 Type: FORCED AIR

Unit has Electric Ignition.

- F There were no obvious odors related to gas leaks.
- F Flame was burning clean.
- F Furnace appears to be properly vented.
- F Vent pipe appears to be intact.
- F Heat flow at random registers was satisfactory.
- F Unit does not need cleaning.
- F There was no obvious damage to heater floor.
- F Motor did not make any loud or unusual noise.
- F Motor appeared to operate properly.
- F There was no obvious damage to heater floor.

* In the average heating system, it is impractical to determine if the heat chambers are cracked, without disassembly of the unit. Therefore the condition of the heat chambers is not addressed in this report.

Comments: REFER TO PG&E OR HVAC CONTRACTOR FOR SAFETY CHECK-CHECK FILTER(S) TO ENSURE MAXIMUM AIR FLOW AND EFFICIENCY.

WATER HEATER

This water heater is located inside garage.
Model: A.O. SMITH Age: 7 Type: Gas
SIZE: 50 Gal. HEIGHT: 18 in. SETTING: Medium

- F There were no obvious odors related to gas leaks.
- F Flame was burning cleanly.
- F Unit has a cold water shut off valve.
- F Cold water shut off valve is operable.
- F Water heater is properly vented.
- F Unit has a safety pressure relief valve.
- F Safety pressure relief valve is vented to floor, crawl space, or exterior wall.

* Because safety pressure relief valves often malfunction after testing - we did not test. We recommend that the seller test the valve in the presence of the buyer before close of escrow.

- F Both seismic straps are in place.
- F Straps meet current state mandated safety standards.
- F No obvious leaks were observed in supply lines.
- F No obvious leaks were observed at water supply shut off valves.
- F No leaks were observed under unit.
- F No damage was observed to floor under unit.
- N Minor rust was observed on or around pipes.
- F No rust was observed on casing.

Comments: MINOR CORROSION OBSERVED AT HOT WATER
FLEX LINE TO WATER HEATER CONNECTION.

- * If a gas water heater is resting on a garage floor, gas fumes may accumulate around the bottom of the unit. This creates a potential safety hazard if a spark was ignited near the heater from an automobile exhaust.
- * If any gas appliance is shut off at the time of the inspection, it will be at the discretion of the inspector to determine the safety of relighting a pilot.

AIR CONDITIONER

This air conditioner is located in attic.

It is a central type unit.

Compressor is located frnt.ext.wall.

F Unit operated properly.

F Cold air flow from random register vents was satisfactory.

Comments: REFER TO HVAC CONTRACTOR TO TEST SYSTEM FOR LEAKS & CHECK REFRIGERANT LEVEL PERIODICALLY.

EXTERIOR

EXTERIOR WALLS

Exterior walls are stucco.

F Walls show normal wear for age. There are hairline surface cracks visible in the walls. These are usually the result of material expansion or contraction, ground settlement, or violent earth movement. They appear to be cosmetic.

There is no brick or stone facing on exterior walls.

Comments: REFER TO HOA FOR FURTHER INFORMATION CONCERNING EXTERIOR.

SEWER CLEAN OUT

There is no sewer clean out outside the kitchen.

MAIN WATER SHUT OFF

Main water shut off is located exterior wall.

F Main shut off faucet handle is operable.

FAUCETS

Water pressure was 75lbs. PSI at front exterior wall faucet.

F No leaks were observed at outside faucets.

MAIN GAS METER

Main gas meter is on the left side exterior wall.

- * We recommend that a wrench be placed near the meter and that all responsible household members be instructed in its use.

ROOF

Roof is concrete tile

The roof pitch is too steep to safely walk on for a visual inspection. We recommend that a licensed roofing contractor be contacted for further opinions.

- F No trees or limbs need to be trimmed away from the roof.
- F No trees or limbs are touching power lines.

Comments: DID NOT ACCESS ROOF AT TIME OF INSPECTION-REFER TO HOA OR LICENSED ROOFING CONTRACTOR FOR FURTHER OPINIONS/REC'S.

EAVES, RAFTERS, SOFFITS, AND FASCIA BOARDS

Second story eaves, rafters, soffits, and fascia boards cannot be inspected from ground level.

EAVES

- F There were no obvious signs of damage to the eaves.

Comments: REFER TO HOA OR TERMITE REPORT FOR FURTHER OPN'S.

RAFTER TAILS

- F There were no obvious signs of damage to the rafter tails.

Comments: REFER TO HOA OR TERMITE REPORT FOR FURTHER OPN'S.

SOFFITS

There are no soffits.

FASCIA BOARDS

- F There were no obvious signs of damage to the fascia boards.

Comments: REFER TO HOA OR TERMITE REPORT FOR FURTHER OPN'S.

GUTTERS AND DOWNSPOUTS/DRAINPIPES

Gutters are metal type.

- F Gutter and/or seams show no signs of rust spots or prior leaks.
- Gutters need to be cleaned.

Downspouts or drainpipes are metal type.

- F Downspouts or drainpipes show no signs of rust spots or prior leaks.
- N Downspouts or drainpipes do not drain water away from foundation.
- F All downspouts/drainpipes are properly connected.
- F All downspouts/drainpipes descend into larger sections.
- F All downspouts/drainpipes are in place.

Comments: ALL DOWNSPOUTS SHOULD HAVE EXTENSIONS INSTALLED & PROPERLY POSITIONED TO DIVERT RUNOFF AWAY FROM FOUNDATION.

EXTERIOR ELECTRICAL

Electrical outlets are grounded.

- F All electrical outlets are operable.
- F All outlets have weatherproof covers.
- Main service line is underground.
- F There are no exposed electrical wires on exterior walls.

EXTERIOR WINDOW SILLS AND FRAMES

- F No obvious water or wood damage was observed.
- F Window glazing/sealing appears to be adequate.

Comments: REFER TO HOA OR TERMITE REPORT FOR FURTHER OPN'S.

CHIMNEY(S), FLUE(S) AND VENT PIPE(S)

This property has no chimney(s) and/or flue(s).

FURNACE, HEATER OR WATER HEATER VENT PIPES

This property has furnace, heat or water heater vent pipe(s).

- * Due to the pitch of the roof or other circumstances, we could not access the chimney(s), flue(s), and/or furnace/heat vent pipes for a 'hands on' inspection. We recommend that a qualified brick mason or contractor be contacted for further opinions.

FOUNDATION

Foundation is a concrete slab on grade.

Due to floor coverings, there is no practical way to make a visual inspection of the concrete slab.

- F An inspection of the visible areas of the exposed perimeter showed no abnormal cracks or signs of obvious earth movement.

Comments: REFER TO FOUNDATION CONTRACTOR OR OTHER QUALIFIED SPECIALIST FOR FURTHER OPINIONS AND/OR RECOMMENDATIONS.

BASEMENT

This property does not have an enclosed basement.

PERIMETER GRADING

Problems: GROUND SHOULD SLOPE AWAY FROM FOUNDATION ALONG ALL WALLS.

- * All homes built on a hilltop, into the side of a hill or below a hillside are at risk if earth movement occurs. Our inspection of the structure and foundation does not address the stability of the ground under or around a house. In all cases stated above, we recommend that a qualified soil engineer be contacted for professional study and opinions.

DRIVEWAYS

Comments: NONE.

WALKWAYS

Comments: NONE.

PATIOS, DECKS, BALCONYS AND PORCHES

F There was no damage observed to the floor planks, railings or walls.*

* Refer to termite inspection.

Comments: NONE.

GENERAL

Comments: REFER TO HOA FOR FURTHER INFORMATION, OPINIONS AND/OR RECOMMENDATIONS CONCERNING EXTERIOR-FOLIAGE/STORAGE ITEMS PREVENTED PHYSICAL AND/OR VISUAL ACCESS TO ALL PARTS OF EXTERIOR AT TIME OF INSPECTION. IF DOUBLE PANE GLASS WINDOWS/DOORS ARE DIRTY IT CAN BE DIFFICULT TO DETERMINE IF A SEAL VIOLATION EXISTS-REFER TO A GLASS SPECIALIST FOR FURTHER INFORMATION.

GENERAL INFORMATION

* The statements below are provided for general information purposes they may not specifically apply to this property.

* We recommend that all exterior entry wooden doors be solid core for security purposes.

* In this report any reference to rust in water supply lines shall pertain to rust and/or corrosion.

* There may be chips in porcelain sinks in kitchens or bathrooms. If they are only cosmetic, they are not addressed in this report.

* There may or may not be asbestos content in sprayed acoustic ceilings in houses built prior to 1978. We do not address this area in our inspections. If any interested party is concerned about asbestos, refer to a qualified specialist.

* Homes built before 1978 may have been painted with interior paints containing a lead base. Refer to an environmental specialist.

* In certain areas, houses are built over expansive soil. When the moisture content evaporates from the soil, ground cracks in the subarea widen. When moisture re-enters the soil, the cracks either lessen or close. This can sometimes create shifting of the piers and post or movement of the perimeter foundation.

* WE RECOMMEND THAT ALL ITEMS NOTED AS NOT FUNCTIONING PROPERLY, OR
IN NEED OF REPAIR, BE ADDRESSED BY ALL INTERESTED PARTIES PRIOR TO
TRANSFER OF OWNERSHIP.

* All parties should be aware that this inspection reflects the
condition of the house at the time of the inspection only. Due
to the length of many escrow closings, certain things may no
longer function properly when the property is transferred.

* If you find any errors in this report, contact us before any
repairs are performed to protect your interest.

LIVING ROOM FIREPLACE AND/OR WOODBURNER

FIREPLACE

Fireplace has a precast units face, with a precast units hearth.

Fireplace has a wire mesh screen.

F Wire mesh screen is operable and intact.

Fireplace has glass doors.

F Glass doors are operable and intact.

F No cracks observed in face or hearth.

Firebox is metal.

F No warping, cracking or other damage observed in firebox.

F No creosote build-up observed in flue.

Fireplace does not have a damper.

Fireplace has a gas log.

F Damper is fixed in a locked open position.

F Gas log is operable.

F There were no safety hazards observed inside fireplace.

Comments: "FIREPLACE" IS GAS LOG ONLY-FRONT GLASS PANELS
DO NOT OPEN-ELECTRIC IGNITION CONTROLLED BY WALL SWITCH.

* Due to limited visual access and/or creosote build-up,
it is difficult to determine cracks in a terra cotta flue
liner. Some chimney sweeps use electronic scope equipment
for this purpose during cleaning.

* We cannot always visually determine if flue pipes
are single, double, or triple wall construction. We
do not light fires to test draw in either woodburners
or fireplaces.

HOME INSPECTORS OF AMERICA

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PROJECTED LIFE EXPECTANCY IN YEARS

APPLIANCE	LOW	HIGH	AVG.
Air-Conditioner	5	15	11
Dishwasher	5	14	10
Dryer, electric	12	16	14
Dryer, gas	12	14	13
Freezer, standard	10	22	16
Furnace, warm-air, electric	10	30	18
Furnace, warm air, gas	8	40	20
Furnace, warm-air, oil	8	40	20
Microwave oven	5	14	11
Range, freestanding, electric	10	30	17
Range, freestanding, gas	10	30	19
Refrigerator, standard size	10	20	17
Washer, standard automatic	12	14	13
Water heater, electric	10	18	14
Water heater, gas	8	18	14

ROOFS	LOW	HIGH	AVG.
Wood shingle	12	22	18
Wood shake	16	30	24
Asphalt composition	18	40	27
Tile (terra cotta)	19	45	30
Tile (lite concrete)	30	60	48
Rolled composition	15	22	19
Tar & Gravel	7	15	10