



**Date of Inspection:** Friday, August 28, 2009

**Property Address:** 10654 North Blaney  
Cupertino, CA

**Client:** Nihar and Vaidehi Gokhale

**Represented By:** Karishma Chandani  
Anthem Group Inc  
24941 Prospect Ave  
Los Altos Hills, CA 94022

Dear Nihar and Vaidehi Gokhale,

We want to thank you and Karishma Chandani for selecting Thompson Home Inspection, Inc. (THI)—we very much appreciate your business. This report has been prepared for your personal use, based on our opinion of the existing conditions of the systems and components that were inspected at the above property on Friday, August 28, 2009.

The information in the report is intended to provide an overview, rather than an exhaustive evaluation of any particular system or component, and cosmetic considerations of the property will not be included. Please note that even the most comprehensive inspection will not be able to reveal every condition that a buyer may consider important to owning that home. Prior to closing escrow, therefore, buyers should examine those portions of the house that are of particular concern to them (such as floor or interior wall coverings, appliances, etc.) to make sure that these components meet their expectations.

Thank you again for choosing THI, and please don't hesitate to call me if you have any questions or comments.

Sincerely,

David L. Thompson  
License #B501819

## CONTENTS

INTRODUCTION.....	1	FOUNDATION.....	5
Scope of this Report.....	1	Type and Condition .....	5
Definitions .....	1	Framing .....	5
EXTERIOR .....	2	PLUMBING .....	6
Flatwork .....	2	General .....	6
Fences .....	2	Pipes .....	6
Siding .....	2	Sewage .....	6
ROOF .....	2	Water Heaters .....	6
Type and Condition .....	2	Fixtures .....	6
Gutters and Downspouts .....	2	ELECTRICAL .....	7
FIREPLACE .....	3	Service .....	7
INTERIOR .....	3	Wiring .....	7
Ceilings, Walls, and Floors .....	3	Receptacles .....	7
Doors .....	3	MECHANICAL SYSTEMS .....	7
Windows .....	4	Furnace .....	7
Appliances .....	4	Ducts .....	8
Utility Services .....	4	Filters .....	8
Attic .....	4	Air Conditioning .....	8
Garage .....	5	INSPECTION & REPORT LIMITATIONS .....	9
Other .....	5		

## INTRODUCTION

### Scope of this Report

The scope of our visual inspection includes only those systems and components listed in the body of the report. It is our intent to disclose all significant conditions of the property; however, the inspection is not intended to be technically exhaustive in any one field. Where necessary we have suggested that a specialist in that field be consulted. We cannot provide a guarantee or warranty for the continued use of systems and/or components in this dwelling.

The Current Uniform Building, Mechanical and Plumbing Codes and National Electric Codes provide guidance to us for our evaluation; however, the inspection is not a city or general code compliance report (*i.e.*, copies of building permits or other records may only be obtained from the issuing agency). Our visual inspection and report are not substitutes for the REAL ESTATE TRANSFER DISCLOSURE STATEMENT required by law.

Our inspection does not include peripheral items such as burglar alarms, detached light fixtures, solar equipment, tennis courts, intercom systems, central vacuum systems and other recreational or leisure appliances. In particular, our inspection does not cover swimming pools, spas, fountains, sprinkler systems and sprinkler timers, or the plumbing, electrical, or mechanical connections to or components of any of these systems. We suggest that maintenance records be reviewed and/or qualified maintenance personnel be contacted for evaluation of these systems or components. Thompson Home Inspection, Inc. (THI, Inc.) is not a licensed structural pest control operator. We are not authorized to assess wood rot, termites or water damage. We suggest that a licensed pest control operator be consulted for this kind of assessment.

THI, Inc. provides impartial narrative reports and does not provide bids or cost estimates for any conditions or defects listed in the body of the report. Bids or cost estimates should be obtained through general or specialty contractors or suppliers.

### Definitions

**Throughout the report, we will refer to the location of specific items. These designations assume one is facing the front door of the house from the street.**

We use several terms to describe the condition of systems or components. The meanings of the terms are as follows:

**GOOD** We note "good" to describe a system or component that is physically capable of providing its intended function, and appears to be new or in above-average condition.

**OPERABLE or SERVICEABLE** We note "operable" or "serviceable" to describe a system or component that is physically capable of providing its intended function. It is used to describe the expected or normal level of wear and tear.

**MINOR WEAR** We note "minor wear" to describe a system or component that, while physically capable of providing its intended function, has begun to deteriorate. Minor wear describes deterioration that exceeds the normal or expected level of wear and tear.

**POOR** We note "poor" to describe a system or component that is not physically capable of providing its intended function. The system or component should be repaired or replaced.

**ONGOING HOME MAINTENANCE** "Ongoing home maintenance" describes minor conditions which do not alter the value of the property. They can be corrected by the capable homeowner.

30 **EXTERIOR**

31 **Flatwork**

32 The step risers at the front entry door and in the garage are uneven, which can be a tripping  
33 hazard.

34 **Fences**

35 The back wood fence is in satisfactory condition; however, there is one loose fence post, which  
36 should be repaired during ongoing home maintenance.

37 **Siding**

38 There are a few minor hairline cracks in the stucco exterior siding which can be caused by  
39 material shrinkage, earthquakes, and/or settlement. These cracks are not uncommon and do not  
40 appear to be a major problem.

41 Some of the seams in the wood siding need to be sealed with caulk to protect against the  
42 elements. This can be done during ongoing home maintenance.

43 There is a small opening in the wood siding at the gas meter, which should be patched to keep  
44 pests out.

45 **ROOF**

46 **Type and Condition**

47 The property has a medium wood shake roof covering. The shakes have the wear characteristics  
48 of a roof approximately twenty or more years old. The average lifespan for this type of material  
49 is approximately 17–23 years.

50 The covering appears to have been recently patched; however, the roof still needs to be repaired  
51 as there are cracked and loose shakes. There are also areas where the shakes are worn and the tar  
52 paper is exposed. We suggest a licensed roofing contractor be consulted for additional  
53 information.

54 The roof inspection is based upon the general wear characteristics of the roof covering. This  
55 report should not be considered as a guarantee or warranty against present or future roof leakage.

56 **Gutters and Downspouts**

57 The property is equipped with plastic and steel gutters and downspouts. Most gutters are badly  
58 rusted and contain debris. We suggest the gutters be cleaned regularly to insure proper rainwater  
59 drainage.

60 Some downspouts direct water onto the foundation. To protect the foundation from potential soil  
61 movement, all rainwater must be directed away from the structure. We suggest installing splash  
62 blocks or flexible drain pipes at the base of the downspouts to divert rainwater away from the  
63 dwelling. This can be done during ongoing home maintenance.

## 64 **FIREPLACE**

65 The property has one fireplace located in the **living room**. The following conditions pertain to  
66 this fireplace:

- 67 • This fireplace has a metal flue liner contained in a wood-framed shaft with a stucco exterior.
- 68 • The chimney appears to be in serviceable condition and there is no evidence of abnormal  
69 displacement or deflection. However, we cannot guarantee the structural integrity of the  
70 chimney. For detailed analysis, a licensed chimney mason should be consulted.
- 71 • The firebox was not inspected as this area was blocked by personal belongings of the  
72 occupant.

## 73 **INTERIOR**

74 Thompson Home Inspection, Inc., is primarily concerned with identifying major deficiencies in  
75 the property's systems and components. We do not remark on the cosmetic appearance of wall  
76 coverings, carpeting, drapes, kitchen cabinets, etc.

### 77 **Ceilings, Walls, and Floors**

78 The interior structure has sheetrock walls and ceilings with wood floors. The structure appears to  
79 be in satisfactory condition and there is no evidence of abnormal settling.

80 A few floors squeaked when walked upon. This condition appears to be caused from loose  
81 boards rubbing against other boards or nails. The squeaks do not affect the floors' serviceability  
82 and do not appear to be caused by any structural problems.

83 The caulking and/or grouting was noted to be cracked and/or missing at the master bathroom  
84 tub/shower enclosure and kitchen sink and/or countertop. Owners are advised to maintain all  
85 caulking and grouting to prevent future moisture intrusion and the subsequent deterioration to  
86 adjacent walls, floors and wood members.

87 The uprights supporting the handrail at the stairway are more than 4" apart. **Current** building  
88 codes require that uprights supporting handrails be no more than 4" apart so children cannot  
89 crawl between the uprights.

### 90 **Doors**

91 The interior and exterior doors are operable, except for the following:

- 92 • The guide at the base of both master bathroom shower doors is missing and/or not operable.  
93 • One door screen in the dining room is damaged.  
94 • The return spring at the garage entry door (the door between the garage and the living area) is  
95 not operable and needs to be adjusted or replaced to adhere to fire safety codes.  
96 • There is a small air gap at the base of the front entry door, which needs to be bridged to help  
97 prevent air infiltration.

## 98 **Windows**

99 The property is equipped with double pane windows. Except as noted below, the window seals  
100 for double pane windows appeared to be in serviceable condition at the time of inspection;  
101 however, checking for leaking seals is beyond the scope of this inspection.

102 The accessible windows were inspected and appear to be operable, except for the following:

- 103 • Two bedroom windows have broken seals and small amounts of moisture are trapped  
104 between the panes. This condition can get worse over time and we suggest a glass specialist  
105 be consulted for assessment.  
106 • The plastic runners/rollers at the base of a few windows appear to be worn and/or missing,  
107 making the windows bind when operated. We suggest the runners/rollers be replaced during  
108 ongoing home maintenance.

## 109 **Appliances**

110 The permanently installed kitchen appliances include a dishwasher, microwave oven, garbage  
111 disposal, and range. The kitchen appliances were turned on, but a complete operational check  
112 (*e.g.*, for functionality of ancillary devices such as clocks and timers) was not made.

113 The microwave oven was not operable; the rest of the appliances appeared to be in serviceable  
114 condition.

115 The following condition was also noted:

- 116 • The air gap for the dishwasher overflows when water drains, which is often caused by debris  
117 buildup in the drain line.

## 118 **Utility Services**

119 The property is equipped with clothes washer and dryer utility services. A 220-volt receptacle  
120 and gas service are provided for the dryer.

## 121 **Attic**

122 The roof structural members (such as the ridge, rafters, and perlins/collar ties) in the attic appear  
123 to be in satisfactory condition. The attic was examined from the access opening only. Due to

124 heavy insulation coverage and/or low height, a complete interior check could not be made of the  
125 attic space.

126 The ceiling is equipped with rolled fiberglass insulation. Insulation thickness cannot be precisely  
127 determined; however, we estimate there are approximately nine inches of insulation with a  
128 resistance to heat loss and heat gain of R30.

### 129 **Garage**

130 The property has an attached garage. The following was noted:

- 131 • The concrete floor, garage doors, and general structure appear to be in serviceable condition.
- 132 • Due to storage of personal belongings, some areas of the garage were not accessible to  
133 inspection.
- 134 • The electric garage door opener is in serviceable condition.

### 135 **Other**

136 The smoke detector located in the upstairs hallway was tested and appears to be in operable  
137 condition. Detectors should be tested regularly to ensure proper operation.

138 The smoke detector located in the downstairs hallway is not operable. This condition is  
139 frequently due to a weak or dead battery. We recommend this smoke detector be repaired or  
140 replaced immediately.

## 141 **FOUNDATION**

### 142 **Type and Condition**

143 The house is constructed upon a concrete perimeter foundation. Since the underground support  
144 system cannot be ascertained (width of footings, specific load-bearing quality of subsoil, etc.),  
145 the following comments are based solely on our visual examination. If a more definitive  
146 evaluation is required, we suggest additional engineering data on the foundation and subsoil  
147 conditions be obtained from specialists in these trades.

148 The accessible areas of the concrete perimeter foundation appear to be in serviceable condition  
149 and there does not appear to be evidence of abnormal settling. There are a few hairline cracks in  
150 the foundation walls viewed from the crawlspace area. This condition can be caused from  
151 common foundation settling and/or earthquakes.

### 152 **Framing**

153 The understructure has a plywood subfloor applied over joists spaced approximately sixteen  
154 inches apart. The posts appear to be in satisfactory alignment and the crawlspace area appears to  
155 be adequately ventilated, as no condensation buildup was found on the wood members and pipes.

156 If condensation becomes apparent in the future, we recommend a specialist in this trade be  
157 consulted for evaluation and recommendations. The subarea surface was dry at the time of the  
158 inspection.

159 The understructure is secured to the foundation with anchor bolts to help with seismic stability  
160 during earthquakes.

161 The floors of the house are insulated with fiberglass, and the areas covered with insulation could  
162 not be inspected.

## 163 **PLUMBING**

### 164 **General**

165 The main water shutoff valve is located at the front of the house. The water main was not test  
166 operated, as this is not within the scope of this inspection.

### 167 **Pipes**

168 The house is equipped with copper supply pipes. The faucets and fixtures tested properly and  
169 there was no evidence of leakage in the crawlspace area. Based on our subjective opinion, the  
170 system appears to be functional. The adequacy of the pipes will depend on the usage needs of the  
171 prospective homeowners. For additional information on this subject and/or for further evaluation  
172 we suggest a licensed plumber be consulted.

### 173 **Sewage**

174 The accessible waste lines are composed of ABS plastic. The waste lines appeared to drain  
175 properly.

### 176 **Water Heaters**

177 The property has a 50-gallon gas water heater located in the garage, which appears to be in  
178 operable condition. The heater is equipped with a gas shutoff valve, temperature/pressure relief  
179 valve, and drain pipe.

180 The heater appears to be properly strapped in place for earthquake safety

### 181 **Fixtures**

182 The following plumbing conditions were noted:

- 183 • The master bathroom toilet is loose and needs to be resecured to the floor. A new wax seal  
184 may also need to be installed.
- 185 • The waste line in the upper hall bathroom sink drains slowly and appears to need cleaning.

- 186 • The hot and cold water lines to the upper hall bathroom tub are reversed; hot water should  
187 always be on the left-hand side.

188 **ELECTRICAL**

189 **Service**

190 The property has underground service. The main panel has a rated capacity of 125 amperes at  
191 120 and 220 volts. The electrical system is protected by a 100 ampere main circuit disconnect.  
192 Since a load diagram was not present, a determination of the electrical load distribution (*i.e.*,  
193 determining the power distribution of the electrical circuits) is beyond the scope of the  
194 inspection. For additional information, a licensed electrical contractor should be consulted.

195 The branch circuit breakers in the garage subpanel are arranged as follows:

- 196 • Nine 120-volt circuits at 15 amperes  
197 • Three 120-volt circuits at 20 amperes  
198 • Two 220-volt circuits at 30 amperes

199 The following additional condition regarding this panel was noted:

- 200 • There is an open hole in this subpanel. Knockouts are small plates used to cover holes in the  
201 electrical panel cover where circuit breakers or fuses could be installed. All unused openings  
202 in the panel should be filled.

203 **Wiring**

204 The following comments pertain to the wiring:

- 205 • A power cord is tacked onto the back wall of the garage. Power cords should not be installed  
206 in this manner due to fire safety concerns.  
207 • Extension cords are being used to supply current to some of the garage ceiling light fixtures.  
208 Extension cords should not be used for permanent electrical applications.

209 **Receptacles**

210 Grounded-type receptacles have been installed throughout the accessible areas of the house. An  
211 inspection was made of the *accessible* interior and exterior receptacles and they tested properly.

212 **MECHANICAL SYSTEMS**

213 **Furnace**

214 The following comments pertain to the forced-air gas furnace located in the garage:

- 215 • The furnace is rated at 63,000 BTU/hour.  
216 • The furnace was test operated with the thermostat and it appears to be in operable condition.

217 **Ducts**

218 The air ducts are insulated with fiberglass.

219 **Filters**

220 The filter or filters are dirty and are restricting the incoming airflow. We recommend they be  
221 replaced to increase heater efficiency. The most important maintenance chore is changing or  
222 cleaning the furnace filter(s) during the winter months (usually at least twice a season). Dirty  
223 filters inhibit the air flow of the furnace, lower efficiency, increase operating costs and shorten  
224 the life of the furnace.

225 **Air Conditioning**

226 The house is equipped with a central air conditioning unit located at the back side of the house.  
227 The unit was tested and appeared to be in serviceable condition.

228 For maintenance or the installation of coolant, we suggest a licensed air conditioning contractor  
229 be consulted.  
230

231 **INSPECTION & REPORT LIMITATIONS**

232 This report is based upon observation of conditions that existed at the time of the inspection  
233 only. It is not intended to be a guarantee or warranty either express or implied for the continued  
234 use of the systems or components within the property and is not intended for the use of any third  
235 party. Our inspections are based strictly on the Standards and Codes of Conduct of the American  
236 Society of Home Inspectors (ASHI). ASHI may be contacted at [www.ashi.com](http://www.ashi.com).

237 This report is based solely upon a visual inspection of those areas of the premises which are  
238 exposed to view. The inspection does not cover components, items or conditions which were not  
239 reasonably accessible to visual inspection. Any area which is not exposed to view or is otherwise  
240 concealed or inaccessible because of soil, walls, floors, ceilings, furnishings, plumbing or other  
241 obstruction, is not included in the inspection. We do not perform any destructive testing or dis-  
242 mantling of equipment, systems, or exposed surfaces. We do not inspect for any type of mold,  
243 nor for the presence of pests or vermin, including but not limited to mice and rats, nor do we  
244 report on the presence of animal feces or on odors that might be caused by animal feces or urine.

245 We do not review building permits or other agency records, seismic hazard zones, or flood zones  
246 at the planning department, building inspection departments or public works departments or  
247 other agencies. We will do so if requested for an additional hourly fee.

248 Appliances including ovens, ranges, garbage disposals, trash compactors, exhaust fans and air  
249 conditioners are only tested for functionality. The self-cleaning mode on an oven is not tested.  
250 Electronic air filters for air conditioning and heating systems are not tested.

251 Building codes now require that safety glass be installed in all doors and any windows below  
252 eighteen inches from interior floors. The use of safety glass in all areas was not determined.

253 We do not conduct specialized laboratory tests for the presence of microscopic asbestos fibers in  
254 the construction materials used in the dwelling. Some amount of asbestos fibers may be present  
255 and for information, interested parties may contact the Environmental Protection Agency. EPA  
256 recommendations should be considered before remodeling or purchase.

257 Thompson Home Inspection, Inc., reserves the right to correct any conditions resulting from an  
258 error or omission in the report. Any corrections will be performed in accordance with local  
259 agency permit requirements.

260

Thank you for giving us the opportunity to serve you. Please call us if you have additional questions or require clarification of the contents of the report or the nature of our inspection.