



Date of Inspection: Tuesday, June 9, 2009

Property Address: 1522 Partmont Drive
San Jose, CA 95131

Client: Suraj and Rachna Shetty

Represented By: Deebak Chandani
Anthem Realty
24941 Prospect Ave
Los Alto Hills, CA 94022

Dear Suraj and Rachna Shetty,

We want to thank you and Deebak 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 Tuesday, June 9, 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



THOMPSON
HOME INSPECTION
INCORPORATED



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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 There are minor cracks in the driveway due to settlement or earthquakes; however, this does not
33 impair its usage.

34 One section of the front walkway is uplifted or displaced up to 1/2" and one section of the left
35 side walkway is uplifted or displaced up to 1-2" by roots and/or settlement. These conditions can
36 be tripping hazards and should be repaired for occupant safety.

37 **Fences**

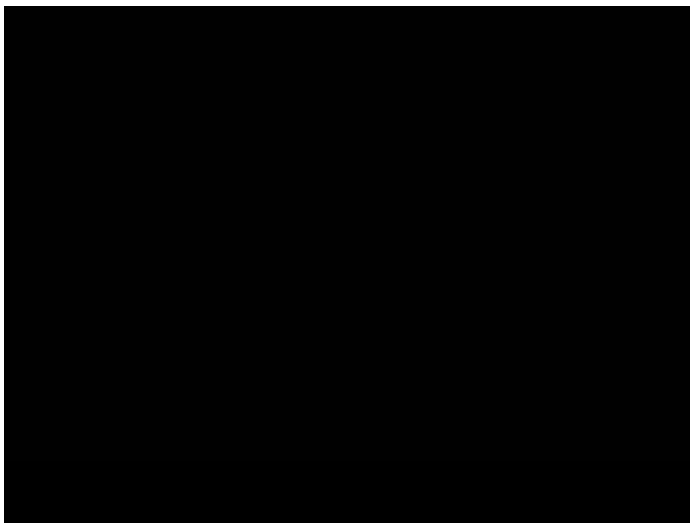
38 The back, left, and right wood fences are in satisfactory condition; however, there are
39 approximately two loose fence posts at the left fence, which should be repaired during ongoing
40 home maintenance the fences.

41 **Siding**

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

44 A small section of damaged wood siding was found adjacent to the base of one back side
45 downspout. We recommend a licensed pest control operator be consulted for evaluation.

46



47

ROOF

48 **Type and Condition**

49 The property has a concrete tile roof covering. The tiles have the wear characteristics of a roof
50 approximately fifteen years old. The average lifespan for this type of material is approximately
51 40+ years.

52 The roof appears to need minor repair as three tiles are cracked; a few tiles are also chipped. We
53 recommend a licensed roofing contractor be consulted for additional information.



54



55

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

58 **Gutters and Downspouts**

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

64 In general, gutters and downspouts should be regularly cleaned to insure proper rainwater
65 drainage.

66 **Other**

67 The metal flashings on this roof appear to be in serviceable condition with no evidence of
68 abnormal deterioration.

69 **FIREPLACE**

70 The property has one fireplace located in the **family room**. The following conditions pertain to
71 this fireplace:

- 72 • This fireplace has a metal flue liner contained in a wood-framed shaft with a wood exterior.
- 73 • The chimney appears to be in serviceable condition and there is no evidence of abnormal
74 displacement or deflection. However, we cannot guarantee the structural integrity of the
75 chimney. For detailed analysis, a licensed chimney mason should be consulted.
- 76 • The damper is in operable condition.
- 77 • The log starter was not lit and was only tested for the presence of gas flow.
- 78 • There is no buildup of soot in the firebox and flue liner; however, we suggest that these areas
79 be inspected regularly if the fireplace is used.

80 **INTERIOR**

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

84 **Ceilings, Walls, and Floors**

85 The interior structure has sheetrock walls and ceilings with wood and concrete floors. Some of
86 the floors in the house are *slightly* uneven, which may be original to construction and/or may
87 have resulted from minor settling. This condition may not be uncommon for a house this age in
88 this area. For further information, a specialist in this trade should be consulted.

89 There is evidence of water penetration at the base of the kitchen sink cabinet. We recommend
90 that a licensed pest control operator be consulted for evaluation of this condition.

91 **Doors**

92 The interior and exterior doors appear to be in operable condition.

93 **Windows**

94 The property is equipped with double pane windows. The window seals for double pane
95 windows appeared to be in serviceable condition at the time of inspection; however, checking for
96 leaking seals is beyond the scope of this inspection.

97 All accessible windows were opened and closed and appear to be in operable condition.

98 **Appliances**

99 The permanently installed kitchen appliances include a dishwasher, garbage disposal, kitchen
100 exhaust fan, oven, and stovetop. The kitchen appliances were turned on, but a complete
101 operational check (*e.g.*, for correct oven temperatures or functionality of ancillary devices such
102 as clocks and timers) was not made.

103 All appliances appeared to be in serviceable condition.

104 **Utility Services**

105 The property is equipped with clothes washer and dryer utility services. A 220-volt receptacle is
106 provided for the dryer.

107 **Attic**

108 The roof structural members (such as the ridge, rafters, and perlins/collar ties) in the attic appear
109 to be in satisfactory condition. The attic was examined from the access opening only. Due to
110 heavy insulation coverage and/or low height, a complete interior check could not be made of the
111 attic space.

112 The ceiling is equipped with blown cellulose fiber insulation. Insulation thickness cannot be
113 precisely determined; however, we estimate there are approximately seven inches of insulation
114 with a resistance to heat loss and heat gain of R26.



115

116 **Garage**

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

- 118 • The concrete floor, garage doors, and general structure appear to be in serviceable condition.
- 119 • The electric garage door opener is in serviceable condition.

120 **Other**

121 The smoke detectors located in the upstairs hallway, downstairs hallway, and in four bedrooms
122 and were tested and appeared to be in operable condition. Detectors should be tested regularly to
123 ensure proper operation.

124

FOUNDATION

125 **Type and Condition**

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

131 The concrete slab on grade foundation appears to be in serviceable condition and there does not
132 appear to be evidence of abnormal settling. While the floors appear relatively level and there is
133 no evidence of significant cracks or separations in the walls or ceilings, the condition of the slab
134 cannot be fully determined as it is not accessible for visual examination due to the interior floor
135 coverings.

136

PLUMBING

137 **General**

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

140 **Pipes**

141 The house is equipped with copper supply pipes. Based on our subjective opinion, the system
142 appears to be functional. The adequacy of the pipes will depend on the usage needs of the
143 prospective homeowners. For additional information on this subject and/or for further evaluation
144 we suggest a licensed plumber be consulted. Due to the manner of construction most of the pipes
145 are inaccessible to inspection.

146 **Sewage**

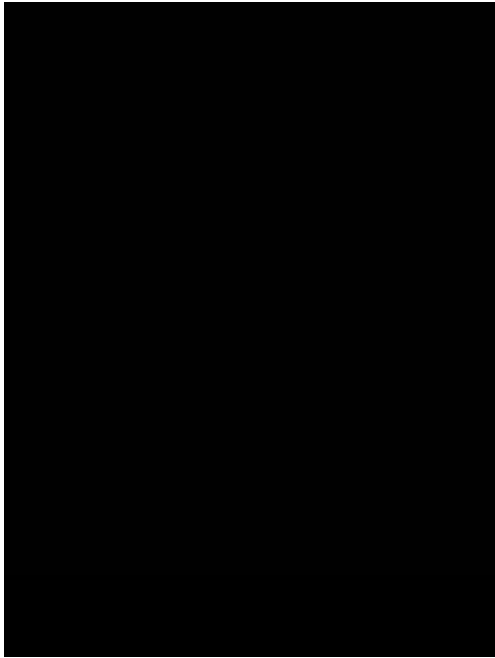
147 The waste lines appeared to drain properly when the faucets and fixtures were operated. Due to
148 the manner of construction, the composition and condition of the waste lines cannot be
149 determined as they are inaccessible.

150 **Water Heaters**

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

154 The following condition was observed regarding the water heater:

- 155 • The water heater is not properly strapped to the wall for stability in case of an earthquake.
156 Water heaters should be strapped to resist horizontal displacement due to earthquake motion.
157 Strapping shall be at points within the upper one-third of its vertical dimension. At the lower
158 point, a minimum distance of four inches shall be maintained above the controls with the
159 strapping. The water heater shall be secured in place with metal straps. The heater shall be
160 wrapped so that the ends of the straps are attached to wall studs with 1/4" x 3" lag screws
161 with washers. The law applies statewide except where superseded by local codes.



162 •

163 **Fixtures**

164 The following plumbing condition was noted:

- 165 • The hall bathroom toilet is loose and needs to be resecured to the floor. A new wax seal may
166 also need to be installed.
- 167 • Four sink faucets in the hall bathroom and in the master bathroom are slightly loose. We
168 recommend they be resecured in place during ongoing home maintenance.

169 **Other**

170 The following additional plumbing condition was noted:

- 171 • There is a tiny leak in a front exterior wall spigot when it is in use.
- 172 • A flexible gas pipe passes through the furnace. Only rigid black pipe should be installed
173 through walls and floors.

174 **ELECTRICAL**

175 **Service**

176 The property has underground service. The capacity for the electrical panel is unmarked;
177 however, the panel is rated at 120 and 220 volts. The electrical system is protected by 60 and 100
178 ampere main circuit disconnects. Since a load diagram was not present, a determination of the
179 electrical load distribution (*i.e.*, determining the power distribution of the electrical circuits) is

180 beyond the scope of the inspection. For additional information, a licensed electrical contractor
181 should be consulted.

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

- 183 • Eight 120-volt circuits at 15 amperes
- 184 • Four 120-volt circuits at 20 amperes
- 185 • One 220-volt circuit at 30 amperes



- 186 •

187 **Wiring**

188 The following comment pertains to the wiring:

- 189 • Two light fixtures at the left exterior wall and in the living room did not operate. We
190 recommend checking the bulbs and/or wiring as needed.

191 **Receptacles**

192 Grounded-type receptacles have been installed throughout the accessible areas of the house. An
193 inspection was made of the *accessible* interior and exterior receptacles and we noted the
194 following:

- 195 • The current for one ground-fault interrupter (GFI) receptacle in the kitchen would not shut
196 off when tested. We recommend this receptacle be replaced to restore GFI protection.

197

MECHANICAL SYSTEMS

198 **Furnace**

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

- 200 • The furnace is rated at 35,000 BTU/hour.
- 201 • The furnace was test operated with the thermostat and it appears to be in operable condition.



202 •

203 **Ducts**

204 The air ducts are insulated with fiberglass.

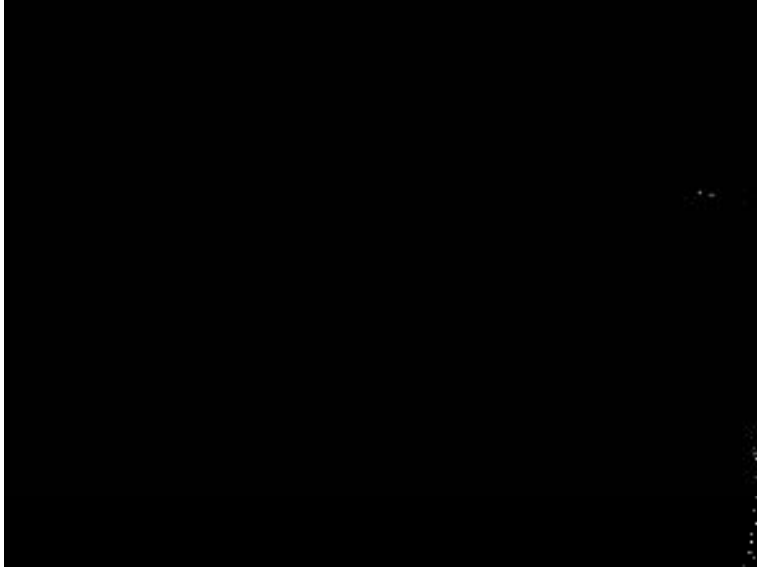
205 **Filters**

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

211 **Air Conditioning**

212 The house is equipped with a central air conditioning unit located in the backyard. The unit was
213 tested and it appeared to be in serviceable condition.

214 For maintenance or the installation of coolant, we suggest a licensed air conditioning contractor
215 be consulted.



216

218

INSPECTION & REPORT LIMITATIONS

219 This report is based upon observation of conditions that existed at the time of the inspection
220 only. It is not intended to be a guarantee or warranty either express or implied for the continued
221 use of the systems or components within the property and is not intended for the use of any third
222 party. Our inspections are based strictly on the Standards and Codes of Conduct of the American
223 Society of Home Inspectors (ASHI). ASHI may be contacted at www.ashi.com.

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

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

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

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

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

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

247

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.