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Property Inspection Report

731 Tramway Drive, Milpitas, CA 95035



Ordered by:

Phat Nguyen
Bayview Real Estate & Mortgage
621 Tully Road #A215
San Jose CA 95111

Inspected by:

Donald Grenier
January 25, 2008
Report No. 120642

A handwritten signature in black ink, appearing to read "Donald Grenier", is written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality single family residence. Approximately 26 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

WEATHER CONDITIONS

Wet 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.

Exterior

1. The exterior side or rear garage door is water damaged. We recommend it be replaced by the appropriate trades.
2. Damage was observed in the front planter shelf. We recommend the advice and services of the appropriate trades regarding repairs to this area.
3. Water damage was observed to the exterior trim at the front window. We recommend further investigation and repair by the appropriate trades.
4. The wood fencing at the rear and right side of the property is in need of repairs.
5. The rear patio cover is improperly attached to the structure with nails. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local codes.
6. Water damage was observed to the rafters at the left side. We recommend the advice and services of a licensed general contractor and/or structural pest control company regarding repairs.

Electrical

7. We found exposed exterior wiring at the rear patio cover wall. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Picture 4)
8. The damaged or loose exterior light fixture at the right side should be repaired or replaced as necessary.
9. We found exposed wiring at the garage walls below 7 feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 7C)
10. Exposed electrical connections or open junction box(s) in the garage should be improved. All electrical connections should be made inside approved junction boxes fitted with cover plates. (See Picture 6)
11. Exposed electrical connections or open junction box(s) at the kitchen ceiling should be improved. All electrical connections should be made inside approved junction boxes fitted with proper cover plates.
12. The missing outlet cover plates at the kitchen hood cabinet should be replaced.
13. A ground fault circuit interrupter (GFCI) outlet at the downstairs hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and improved as necessary.
14. The missing outlet cover plates at the family room should be replaced.

15. The missing switch cover plates at the family room should be replaced.

Heating System

16. There is insufficient clearance between the exhaust flue and combustible materials. This should be improved.

Plumbing

17. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be improved. (See Illustration 9Z)

18. A plastic corrugated flex material has been used for the downstairs hall bathroom, upstairs Jack and Jill bathroom and master bathroom drains. This is not an approved configuration. We recommend an approved drain trap be installed.

Interior

19. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 4I)

20. The dishwasher lacks an airgap device. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that one be installed. (See Illustration 4E)

21. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the downstairs hall bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation.

22. The openings in the stairway railing are larger than 4 inches. For improved safety it is recommended that the railing be altered for an opening of less than 4 inches. (See Illustration 7B)

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: 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.

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 to determine if all necessary permits were taken out, inspections performed and final signatures obtained.

Structure

ITEM DESCRIPTIONS:

Floor Structure	• Wood Joist • Wood Columns • Plywood or Orientated Strand Board
Ceiling Structure	• Joist • Truss
Roof Structure	• Truss • Rafters
Attic Access Location	• Closet • Attic Method Of Inspection: From The Access
Crawl Space Access	• Closet
Foundation	• Poured Concrete
Roof Sheathing	• Plywood or Orientated Strand Board • Spaced Plank
Wall/Foundation Structure	• Unknown

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

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

1. There is evidence of rodent activity in the crawl space. A pest control specialist should be consulted in this regard.
2. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
3. The soil in this area is considered "expansive" because it expands and contracts with the variations of the moisture content. This may, in turn, cause movement in the support structure. We saw no conditions requiring immediate attention. However, this movement may cause cosmetic cracking, sticking doors, etc. Maintaining moisture content is very important. Along with good site drainage, effective landscaping and landscape watering is equally important. This will keep the soil from expanding or shrinking excessively. If desired, information regarding expansive soils could be obtained from a soils engineer.

LIMITATIONS:

This is a visual inspection 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.

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 HomeGuard will return for no additional charge.

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.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Ground.
Chimney	• Metal Behind Siding • Method of inspection: From The Ground.
Gutters & Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspout Discharge Location: Above Grade

COMMENTS:

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

RECOMMENDATIONS/OBSERVATIONS - 'I' 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. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected.
3. The downspout(s) should discharge water at least five (5) feet from the house. Water should be encouraged to flow away from the building at the point of discharge. The installation of underground drainage were applicable may help to control surface drainage.
4. We did not go on the surface of the roof. The chimney 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 chimney, we recommend you consult a licensed masonry contractor.

LIMITATIONS:

This is a visual inspection 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

ITEM DESCRIPTIONS:

Fascia, Eaves & Rafters	• Wood • Open Rafters
Main Garage	• Attached
Retaining Walls/Abutments	• None
Walkways & Sidewalks	• Concrete
Main Garage Door/Opener	• Metal • Automatic Opener Installed
Exterior Walls	• Wood Siding • Stucco
Steps, Porch/Deck	• Wood • Concrete • Tile
Lot Topography	• Level grade
Driveway	• Concrete
Fencing/Gates	• Wood
Doors	• Wood • Metal • Sliding Glass
Windows	• Metal

COMMENTS:

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

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

1. The interior of the rear upstairs window is covered and inaccessible for inspection. We recommend appropriate trades for further inspection.
2. We made no attempt to inspect the inaccessible areas under the deck(s). For additional information, we recommend the advise and/or service of a licensed pest control operator.
- ! 3. The wood fencing at the rear and right side of the property is in need of repairs.
- ! 4. Water damage was observed to the rafters at the left side. We recommend the advice and services of a licensed general contractor and/or structural pest control company regarding repairs.
5. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid cementious patching compounds.
6. The front exterior door rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted as necessary to improve operation.
- ! 7. Water damage was observed to the exterior trim at the front window. We recommend further investigation and repair by the appropriates trades.
- ! 8. Damage was observed in the front planter shelf. We recommend the advice and services of the appropriate trades regarding repairs to this area.
9. The side garage entry door sill/threshold is loose. We recommend it be repaired.
- ! 10 The exterior side or rear garage door is water damaged. We recommend it be replaced by the appropriate trades.
- ! 11 The rear patio cover is improperly attached to the structure with nails. We recommend the patio cover be secured to the structure with proper flashing and bolts according to local codes.
- 12 The detached outbuilding related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.
- 13 It may be desirable to repair or replace the window screens where damaged.

MAINTENANCE ITEMS & GENERAL INFORMATION

- 14 Due to possible damage occurring to the garage door during testing, the auto reverse mechanism on the overhead garage door was not tested. We recommend the auto reverse be tested by appropriate trades. Refer to the owner's manual or contact the manufacturer for more information.

LIMITATIONS:

This is a visual inspection only.

Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.

A representative sample of exterior components was inspected.

The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Main Disconnect	• Breakers • Main Service Rating: 50 Amps
Main Distribution Panel	• Breakers • Exterior Side
Branch/Auxiliary Panel	• Breakers • Garage
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets	• Grounded
Ground Fault Circuit Interrupters	• Exterior • Bathroom

COMMENTS:

Inspection of the electrical system revealed the need for several improvements. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the improvements recommended below.

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

- ! 1. The missing switch cover plates at the family room should be replaced.
- ! 2. The missing outlet cover plates at the family room should be replaced.
3. Exposed wiring inside the kitchen hood cabinet should be relocated, covered or protected by rigid conduit.
- ! 4. Exposed electrical connections or open junction box(s) at the kitchen ceiling should be improved. All electrical connections should be made inside approved junction boxes fitted with proper cover plates.
- ! 5. The missing outlet cover plates at the kitchen hood cabinet should be replaced.
- ! 6. A ground fault circuit interrupter (GFCI) outlet at the downstairs hall bathroom did not function or did not trip when tested with an outside source and/or the test button. This outlet and circuit should be investigated and improved as necessary.
- ! 7. We found exposed wiring at the garage walls below 7 feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 7C)
- ! 8. We found exposed exterior wiring at the rear patio cover wall. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Picture 4)
- ! 9. The damaged or loose exterior light fixture at the right side should be repaired or replaced as necessary.
10. Extension cord wiring used at the exterior wall should not be used as permanent wiring. We recommend all extension cords be removed and proper wiring and circuitry installed if needed for this area.
11. There is exposed exterior wiring at the front wall for the light fixture. This is not technically correct, but in this case the wiring is well protected from physical damage. The installation of any additional mechanical protection is considered optional.
12. We found under-fusing in the main electrical panel. This is not a hazard but, depending on the connected loads, may be a annoyance because of frequent and unnecessary tripping of the circuit. We recommend installation of appropriate breakers.
13. Extension cord wiring used in the garage should not be used as permanent wiring. We recommend all extension cords be removed and proper wiring and circuitry installed if needed for this area.
- ! 14. Exposed electrical connections or open junction box(s) in the garage should be improved. All electrical connections should be made inside approved junction boxes fitted with cover plates. (See Picture 6)

MAINTENANCE ITEMS & GENERAL INFORMATION

15. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure were unable to be noted at this time. This note is for general information only.
16. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

- 17 The ground fault interrupter outlet at the downstairs hall 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

- 18 The size of the electrical service supplied to the home may not be sufficient, depending on the lifestyle of the occupants. A marginally sized electrical service is not a safety concern, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The addition of gas fired appliances will also reduce the load on the electrical service.

LIMITATIONS:

This is a visual inspection only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems and 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.

One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.

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. It does not indicate that your electrical service is undersized, nor does it represent a safety concern.

Electrical components concealed behind finished surfaces could not be inspected.

According to "ASHI" standards and due to time limitations and/or owner furniture only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage (if applicable) may restrict access to some electrical components.

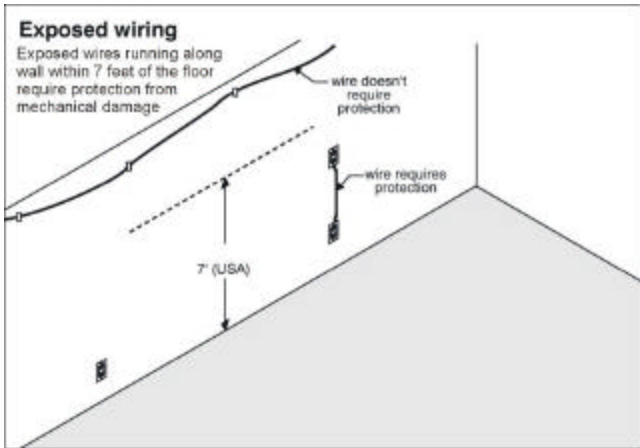
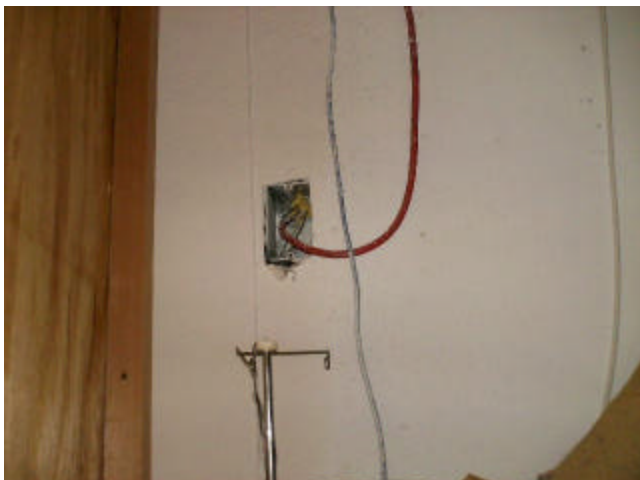


Illustration 7C



Picture 4



Picture 6

Heating System

ITEM DESCRIPTIONS:

Primary Energy Source	• Gas
Heating System Type	• Forced Air • Manufacturer: Day & Night • BTU's: 100,000 • Age: 26 Years • Location: Garage
Distribution	• Ductwork

COMMENTS:

The heating system which was operated at the time of our inspection shows no visible evidence of major defects.

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

1. The missing heater register in the bedroom should be replaced.
2. The minimum clearance between the furnace and the interior heater closet walls is suspect. We recommend a qualified contractor be retained to further evaluate the suspect clearance issue.
3. We noted a flexible gas line running through the furnace metal housing. We recommend consideration be given to installing rigid piping at the penetration of the housing and the installation of flexible supply piping at the exterior of the furnace.
- ! 4. There is insufficient clearance between the exhaust flue and combustible materials. This should be improved.
5. The heating system is dirty and in this condition will operate inefficiently. We recommend a qualified H.V.A.C contractor be retained to service, clean, and tune the system.
6. Some of the heating ducts are close to the soil. This is conducive to corrosion and damage. We recommend they be carefully inspected, at least annually, for corrosion and damage and additional clearance provided if necessary.

LIMITATIONS:

This is a visual inspection 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.

Determining furnace heat supply adequacy or distribution is not a part of this inspection.

The wall mount and/or window mounted air conditioning unit (if applicable) were not inspected and is excluded from this report.

Heating and/or air conditioning registers where visually inspected were accessible. Manual operation of the registers was not performed unless noted otherwise.

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 (PG&E) 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 and again prior to lapse of your home warranty coverage (if applicable).

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, clock, set back functions, etc. were not performed.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth in inches: 4-6+
Attic/Roof Ventilation	• Roof Vents • Fascia vents
Exterior Walls Insulation	• Unknown
Crawl Space Ventilation	• Exterior wall vent(s)

COMMENTS:

Insulation levels are typical for a home of this age and construction.

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

1. The ventilation screen(s) for the garage are torn, damaged or missing. We recommend the ventilation screen(s) be repaired or replaced as necessary.
2. Obstructed garage wall vents i.e. (vegetation, owner storage, and/or covers) should be cleared or opened to aid in garage ventilation.

LIMITATIONS:

This is a visual inspection 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:

Water Supply Source	• Public
Service Pipe	• Copper Pipe
Main Water Valve Location	• Exterior Front
Supply Piping	• Copper Pipe
Waste Disposal System	• Public
Drain/Waste/Vent	• Plastic
Cleanout Location	• Crawl space
Main Gas Valve Location	• Exterior Side
Water Heaters	• Manufacturer: General Electric • Capacity: 50 Gallons • Approximate Age: 5 Year(s) • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

The plumbing system requires some typical minor improvements. We recommend a licensed plumbing contractor be consulted to undertake the improvements recommended below.

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

1. We recommend that the bathroom hydro tub be cleaned and the lines flushed on a regular bases to avoid bacteria collecting in the system. Bacteria in the lines can present a potential safety issue.
- ! 2. A plastic corrugated flex material has been used for the downstairs hall bathroom, upstairs Jack and Jill bathroom and master bathroom drains. This is not an approved configuration. We recommend an approved drain trap be installed.
3. The upstairs Jack and Jill bathroom tub faucet handles are loose and should be tightened.
- ! 4. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be improved. (See Illustration 9Z)

LIMITATIONS:

This is a visual inspection only.

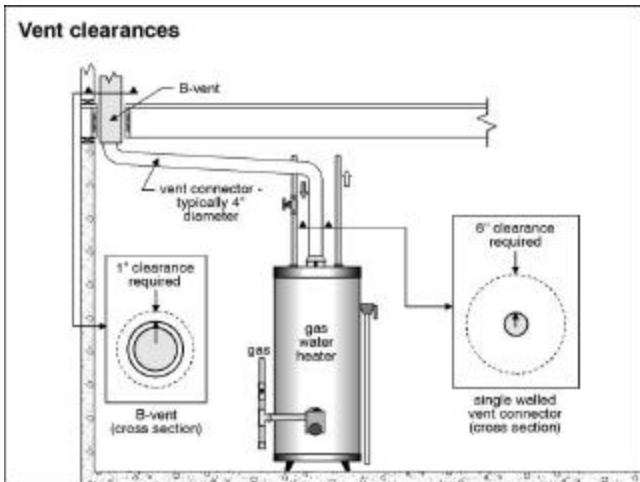
Water and gas shut-off valves, including seismic and excess flow shut-off valves (Fireplace gas valves where applicable), were not operated or tested. Identification of these devices is limited to the accessible areas only.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.

Water pressure and water quality is 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).



See Illustration 9Z)

Interior

ITEM DESCRIPTIONS:

Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floor	• Carpet • Tile/Stone • Vinyl • Laminate Flooring
Doors	• Raised Panel • Sliding
Window style and Glazing	• Sliders • Fixed Pane • Single Pane
Fireplace/Wood Stove	• Zero Clearance
Kitchen Appliances Tested	• Electric Range • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Laundry Facilities/ hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Tested	• Smoke Detector • Door Bell

COMMENTS:

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

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

INTERIOR

1. 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, if desired, by additional attachment of the subfloor to the floor joist.
2. One or more interior closet doors have loose, damaged, and/or missing hardware. We recommend that the tracks, wheels and/or latches be adjusted or replaced to restore full operation.
- ! 3. The openings in the stairway railing are larger than 4 inches. For improved safety it is recommended that the railing be altered for an opening of less than 4 inches. (See Illustration 7B)
4. There appears to be a slope in the upstairs right side bedroom floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.
5. Owner's storage or furniture was blocking the fireplace opening. This makes the fireplace interior and flue inaccessible. We cannot offer any opinions regarding the conditions or performance of the original fireplace. We recommend inspection of the fireplace by a licensed masonry or fireplace contractor.
6. One or more interior closet doors have missing lower track guides. We recommend that the guides be replaced to restore full operation.

KITCHEN

- ! 7. The dishwasher lacks an airgap device. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that one be installed. (See Illustration 4E)
- ! 8. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 4I)

BATHROOMS

- ! 9. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the downstairs hall bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation.
10. The drain stopper in the upstairs Jack and Jill bathroom tub was not functioning properly or missing. We recommend repair or replacement for full use of this area. (See Illustration 3C)
11. Cracked, deteriorated and/or missing grout and caulk in the master bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.

- 12 The downstairs hall bathroom sliding glass tub/shower enclosure was observed to be sticking. It should be improved as necessary to operate freely. Cleaning, adjusting and lubricating the slider tracks usually improves there operation.

OTHER/MISC.

- 13 ENVIROMENTAL 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, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

- 14 The installation of smoke detectors in each bedroom and/or on every level of the structure is recommended for added safety.
- 15 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 (C.P.S.C) at 1-800-638-2772 for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS:

This is a visual inspection 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. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

No access was gained to the wall cavities of the home.

Kitchen appliances were operated (Unless noted otherwise) however they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during there operation.

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.

Fireplace screens or doors were not inspected and are excluded from this report

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.

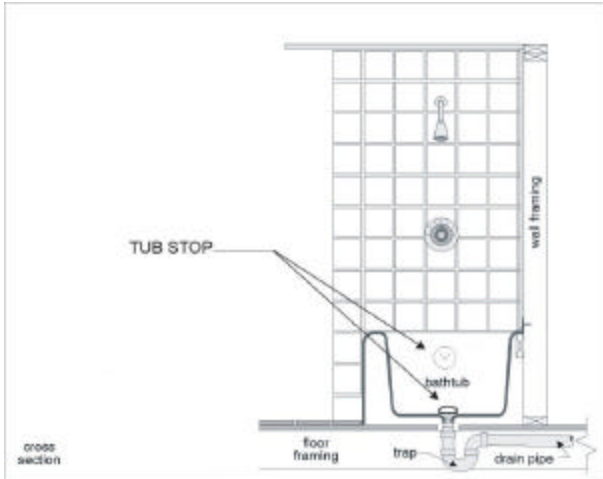


Illustration 3C

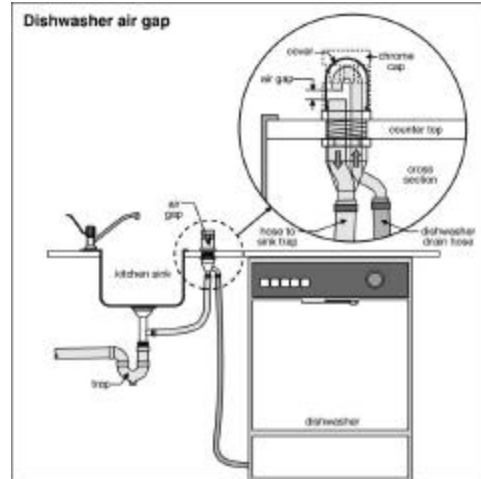


Illustration 4E

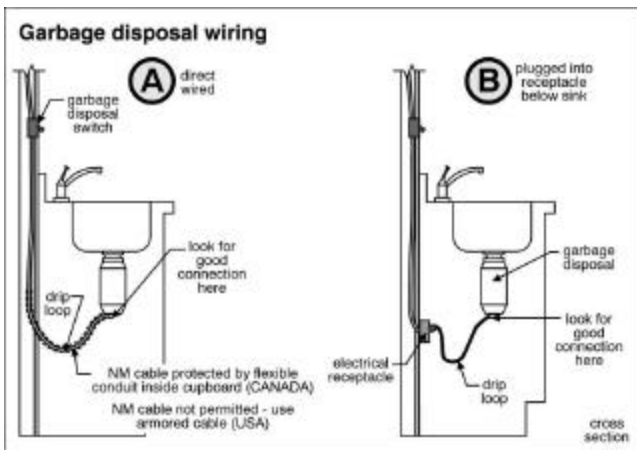


Illustration 4I

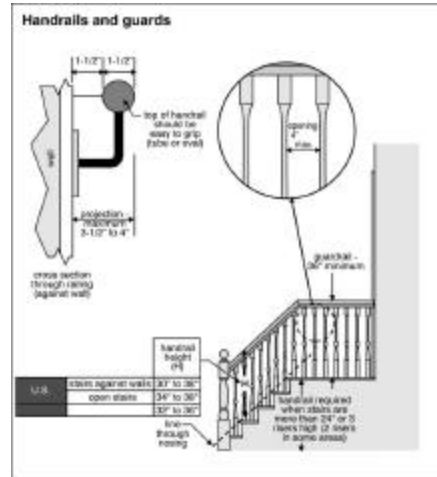


Illustration 7B

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
- ✍ 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

Although we've heard it many times, nothing could be more true than the old cliché "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!



510 Madera Ave.
 San Jose, CA 95112
 (408) 993-1900
 Fax (408) 993-1944

Invoice Date **1/28/2008**
 Invoice No. **SJ218668P**

Invoice

Bill To:	
Chi Phan Financial Title 920 Hillview Court #280 Milpitas, CA 95035	
Property Information:	
Address:	731 Tramway Drive Milpitas CA, 95035
Report No:	120642 TPR
Escrow#:	41205401
Billing Information:	
Inspection:	1/25/2008 Original \$485.00
Total Due:	\$485.00

**DUE UPON RECEIPT
 PLEASE REMIT**