



Inspection Report

Jenny Lee

Property Address:
4035 Crandall CIR
Santa Clara CA 95054



Anderson Home Inspector LLC

Lee Ta
2879 Lausanne Ct
San Jose, CA 95132
408-838-8176



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Date: 3/11/2010	Time: 10:30 AM	Report ID: 031110CRSA
Property: 4035 Crandall CIR Santa Clara CA 95054	Customer: Jenny Lee	Real Estate Professional: John Choi US Network Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The inspection of this town house is a partial inspection. The common areas, the roofing, structure and the exterior are excluded from this inspection. These areas are usually not included in the scope of a town house inspection.

Standards of Practice:
CREIA California

Type of building:
Town house

Temperature:
Over 60

Weather:
Clear

Ground/Soil surface condition:
Dry

1. Garage**Inspection Items****1.0 GARAGE CEILINGS**

Comments: Inspected

1.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

1.2 GARAGE FLOOR

Comments: Inspected

1.3 GARAGE DOOR (S)

Comments: Inspected

1.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

1.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The garage vehicle door opener is tested. It appears to be functional but need adjustment. The garage door is equipped with sensors for safety but the door does not properly reverse when met with physical resistance if the sensors are missed. Recommend the ceiling mounted garage opener to be adjusted by a garage door specialist and reviewing the manufacture's guidelines for operation, maintenance and testing of this device.

2. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window Types:

Dual pane

Inspection Items

2.0 CEILINGS

Comments: Inspected

2.1 WALLS

Comments: Inspected

2.2 FLOORS

Comments: Inspected

2.3 STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

2.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

2.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.7 MASTER BATHROOM

Comments: Inspected

2.8 UPSTAIRS BATHROOM #2

Comments: Inspected

2.9 DOWNSTAIRS HALF BATHROOM

Comments: Inspected

2.10 LAUNDRY AREA

Comments: Inspected

2.11 OTHER

Comments: Not Inspected

Exterior, roof, structural components, and the common areas of this unit are not inspected. These areas are not included in the scope of this inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Plumbing Water Distribution (inside home):

PEX
Copper

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

50 Gallon

Water Heater Manufacturer:

STATE

Inspection Items

3.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

3.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

3.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

The water heater is observed and appears to be in good functional condition. It is secured with 2 seismic straps to resist falling and lateral movement.

3.3 OTHER

Comments: Not Inspected

The fire sprinkler system was not inspected. It is not included in the scope of this inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Type:

Circuit breakers
Labeled

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Dryer Power Source:

220 Volts
Gas

Inspection Items

4.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

4.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

4.2 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

4.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

4.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

4.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The electric panel is located in the garage.

4.6 SMOKE DETECTORS

Comments: Inspected

Smoke detectors were observed in the house (one in each bedroom and one in the common hallway of each floor). The smoke detectors were not tested. Recommend proper testing all smoke detectors before moving in.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Ductwork: Insulated	Filter Type: Disposable
Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity	

Inspection Items

5.0 HEATING EQUIPMENT

Comments: Inspected


The gas furnace located in the attic was visually inspected and appeared to be in good condition. It was functional and responded to the thermostat control.

5.1 NORMAL OPERATING CONTROLS

Comments: Inspected

5.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

-  The furnace air filter is located inside the return air register on the upstairs hallway ceiling (Picture 1). The filter appears to be dirty. Recommend changing the air filter to improve air quality.



5.2 Picture 1

5.3 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

5.4 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Ventilation:

Roof vents
Eaves vents

Dryer Power Source:

220 Electric
Gas Connection (Capped)

Inspection Items

6.0 INSULATION IN ATTIC

Comments: Inspected

6.1 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

6.2 VENTILATION OF ATTIC

Comments: Inspected

6.3 DUCT INSULATION

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Inspection Items

7.0 DISHWASHER

Comments: Inspected

7.1 RANGES/OVEN/COOKTOPS

Comments: Inspected

7.2 FOOD WASTE DISPOSER

Comments: Inspected

7.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



Anderson Home Inspector LLC

2879 Lausanne Ct
San Jose, CA 95132
408-838-8176

Customer
Jenny Lee

Address
4035 Crandall CIR
Santa Clara CA 95054

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5. Heating / Central Air Conditioning

5.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



The furnace air filter is located inside the return air register on the upstairs hallway ceiling (Picture 1). The filter appears to be dirty. Recommend changing the air filter to improve air quality.



5.2 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength,

adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Anderson Home Inspector LLC
 2879 Lausanne Ct
 San Jose, CA 95132
 408-838-8176
 Inspected By: Lee Ta

Inspection Date: 3/11/2010
 Report ID: 031110CRSA

Customer Info:	Inspection Property:
Jenny Lee Customer's Real Estate Professional: John Choi US Network Realty	4035 Crandall CIR Santa Clara CA 95054

Inspection Fee:

Service	Price	Amount	Sub-Total
Service	245.00	1	245.00

Tax \$0.00

Total Price \$245.00

Payment Method: Check Paid

Payment Status: Paid

Note:

Inspection Agreement

This is intended to be a legally binding contract, please read it carefully.

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the property.

The written report which the Inspector provides to the Client is prepared for the sole use and benefit of Client. The written report documents any material defects discovered in the property's systems and components which, in the opinion of the Inspector are safety hazards, are not functioning properly or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA).

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a property inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental condition regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In the event shall the time for commencement of

a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be the entire integrated agreement between the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by: **Judicial Arbitration and Mediation Service (JAMS).**

Clients/Users of this report agree to all the terms, conditions, and limitations of this Agreement and voluntarily agree to be bound thereby.