



Jun 17th, 2025

1247 Coyote Creek Place, San Jose, CA 95116

Home Inspection Report

PREPARED FOR:

Carol Pefley

INSPECTED BY:

Caleb Zhang / Nextgen Home Inspections, LLC







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Inspection Details

INSPECTOR

Caleb Zhang

Nextgen Home Inspections,

Phone	(408) 834-0188
Email	nextgenhomeinspection@gmail.com

CLIENT

Carol Pefley

Phone	
Email	NextGenhomeinspection@gmail.com

ADDITIONAL INFO

☐ Inspection date	Jun 17th, 2025
• In Attendance	None
Occupancy	Vacant
• Style	Regular
Temperature	70
• Type of Building	Condominium / Town- house
Weather Conditions	Clear



INTERNACHI RESIDENTIAL TEMPLATE

Definitions



Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.



Material Defect

A significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.



Minor Defect

Minor defects are conditions that are non-functioning or non-performing but may be repaired by a contractor or the homeowner.



Major Defect

Major defects are conditions that render a system or component unsafe, non-functional, or require professional evaluation and repair.



Maintenance

The Item or component requires regular maintenance for continued optimal performance



Information

The Item or component was inspected and no material defects were observed Cosmetic issues ma6 have been observed

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Roof

This property is a two-story condo with a second-floor balcony featuring a wooden railing and shaded by overhanging trees. The building's exterior is clad in light-colored siding, and the roof appears to be in fair condition, with visible vents and some minor wear, though no significant damage is apparent. The balcony overlooks a ground-level entrance with a door and windows. The overall setting suggests a residential complex with a mix of natural and built elements.

1.1 GENERAL

INSPECTION METHOD: Ground

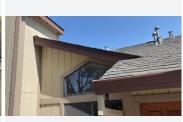
ROOF TYPE/STYLE: Gable

MEDIA:









1.2 ROOF COVERING MATERIALS

MATERIAL: Asphalt Shingle

1.3 ROOF DRAINAGE SYSTEMS (GUTTERS, DOWNSPOUTS)

GUTTER MATERIAL: Steel

COMMENTS:



Debris in gutter

Debris has accumulated in the gutter. Recommend cleaning to facilitate water flow. Here is a DIY resource for cleaning your gutters. Debris accumulation observed in the gutter, which may impede proper water flow and potentially lead to water damage. Recommend cleaning gutters to ensure functionality and prevent blockages. Consider installing gutter guards to minimize future debris buildup. Regular maintenance is advised.



2. Exterior

2.1 GENERAL

INSPECTION METHOD: Visual

2.2 SIDING, FLASHING & TRIM

SIDING MATERIAL: Composite Wood Panel



2.3 EXTERIOR DOORS

EXTERIOR ENTRY DOOR: Wood

COMMENTS:



Weatherstripping Damaged

During the inspection, it was observed that the weatherstrip on the exterior door was damaged. This can lead to air leaks, reduced energy efficiency, and potential water intrusion. It is recommended to replace the damaged weatherstripping to improve insulation and prevent potential issues.







Needs Repair or Refinish

The front door is heavily weathered, exhibiting carved wood grains, fading paint, and moderate discoloration in several areas. It is recommended to repair or refinish the door to enhance appearance and maintain structural integrity. Consider sanding, painting, or staining to protect against further weather damage.



2.4 DECKS, BALCONIES, PORCHES & STEPS

APPURTENANCE: Deck

MATERIAL: Wood

COMMENTS:







Deck guard top cracked and separated, paint peeling off



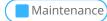
During the inspection of the exterior decks, it was noted that the deck guard top corner was cracked and separated, and the paint was peeling off. Recommend repairing or replacing the damaged guard top to ensure structural integrity and safety. Additionally, consider repainting to protect the wood from further deterioration. Regular maintenance will help preserve the deck's condition and extend its lifespan.











Rotten and loss flower box attached to the deck guard

During the inspection of the exterior decks, it was observed that the flower box attached to the deck guard is rotten and deteriorating. This condition poses a potential risk to the structural integrity of the guard and safety hazards for users. It is recommended to remove and replace the flower box with one made of durable, weather-resistant materials. Ensure that the new installation does not compromise the stability of the deck guard. Consult with a qualified contractor to address and correct this issue promptly.





2.5 STAIRS, STEPS, STOOPS, STAIRWAYS, AND RAMPS

DESCRIPTION: Wood Railing, Wood Stairs

COMMENTS:





Hand rail separation

The handrail on the exterior stairs appeared to have separated, creating a potential safety hazard. It is recommended to have a qualified contractor assess and securely reattach the handrail to ensure stability and meet safety standards. Prompt attention to this issue is advised to prevent accidents.

Location - Top of stair hand rail









Step edge deterioration, loose metal edge

Material deterioration observed on exterior steps or stoop, with rotted wood or corroded metal. Deterioration weakens structural stability and increases safety risks. Recommend immediate evaluation and repair or replacement by a qualified professional to restore durability. Regular maintenance is advised to prevent further degradation. The exterior top step had a deteriorating metal edge, which is loose and poses a trip hazard. Immediate attention is recommended to secure or replace the metal edging to prevent potential accidents. Consider consulting a qualified contractor to assess and address the issue to ensure safety and compliance with local building codes. Regular maintenance and inspection of the step edges are advised to avoid further deterioration.

Location - Top landing edge





3. Basement, Foundation, Crawlspace & Structure

3.1 GENERAL

INFORMATION: Describe the type of foundation and the location of the access to the under-floor space.

4. Heating

This condo is a two-tier unit with high ceilings and two bedrooms located upstairs. It does not have central heating, relying solely on a wall-mounted furnace for heat supply

4.1 NORMAL OPERATING CONTROLS





Inoperable, turn on the thermostat, but the wall furnace produces no heat, could be gas shut off, or no polite light, or broken

During the inspection, it was noted that the wall furnace did not produce heat when the thermostat was turned on. Potential causes could include the gas supply being shut off, an unlit pilot light, or a malfunction within the unit. It is advisable to have a licensed HVAC technician assess the furnace to diagnose the issue accurately and perform any necessary repairs or adjustments to ensure safe and efficient operation. Regular maintenance checks are recommended to prevent future issues.





5. Cooling

The condo lacks cooling or air conditioning, relying solely on a wall-mounted furnace for temperature regulation. Notably, the thermostat includes a "Cool" position, which may indicate an intended design for future AC integration or a misconfiguration, though no cooling system is currently present.

5.1 COOLING EQUIPMENT

INFORMATION:

Thermostat for cooling system is located on the hallway wall, and the cooling method is central AC

5.2 NORMAL OPERATING CONTROLS

COMMENTS:



Thermostat has cool position but not cooling system

During the inspection, it was noted that the thermostat has a 'cool' setting, but there is no cooling system present.

Location - Stairway wall





6. Plumbing

The condo unit lacks an on-site water heater, main water shut-off valve, and main fuel shut-off valve, yet it provides hot water, which suggests these components may be located elsewhere. With a garage at ground level, it is plausible that the water heater and shut-off valves are housed there, though the locked garage door prevented confirmation. The presence of hot water could indicate a shared or centralized system managed by the HOA, warranting further inquiry with the property management.

6.1 GENERAL

WATER SOURCE: Public

6.2 MAIN WATER SHUT-OFF DEVICE

LOCATION: Not present

6.3 MAIN FUEL SHUT-OFF VALVE

DESCRIPTION: Not present

6.4 HOT WATER SYSTEMS, CONTROLS, FLUES & VENTS

LOCATION: Not present

7. Electrical

This condo unit lacks an on-site electric main panel and breakers, suggesting they may be located in the garage at ground level. However, with the garage door locked, Inspector could not confirm their presence, and further access would be required to verify this.

7.1 LIGHTING FIXTURES, SWITCHES & RECEPTACLES



COMMENTS:



Master bathroom receptacles may not be GFCI

During the inspection, I observed that master bathroom receptacles appear not to be GFCI protected, which is a safety concern. It's possible that GFCI protection is provided at the main panel. I recommend verifying the presence and functionality of GFCI protection either at the outlets or through the main panel's breakers. If absent, consider installing GFCI outlets for enhanced safety.

Location - Master Bathroom







Other kitchen receptacles may not be GFCI since brakes in the main panel may have GFCI function

During the inspection, I observed that not all kitchen receptacles appear to be GFCI protected, which is a safety concern. It's possible that GFCI protection is provided at the main panel. I recommend verifying the presence and functionality of GFCI protection either at the outlets or through the main panel's breakers. If absent, consider installing GFCI outlets for enhanced safety.

Location - Kitchen Countertop Wall







Receptacle not function

During the inspection, it was noted that one of the kitchen receptacles was not working. This could be due to a tripped circuit breaker, a faulty GFCI, or a wiring issue. It is recommended to check the circuit breaker panel for any tripped breakers and reset if necessary. If the issue persists, consult a licensed electrician to diagnose and repair the problem to ensure the safety and functionality of the electrical system. Verify all nearby GFCI outlets are functioning properly, as a tripped GFCI can affect other outlets on the same circuit.

Location - Kitchen Countertop Wall











Receptacle Cover Gap from wall

During the inspection, it was observed that there is a gap between the receptacle cover and the wall. This gap could pose a safety hazard as it might allow debris or moisture to enter, potentially compromising the receptacle's effectiveness and safety. It is recommended to have a qualified electrician assess and correct this issue to ensure a proper fit, which will enhance the aesthetic appearance and safety of the installation.

Location - Master Bedroom





Inadequate Number of Receptacles

There is a minimal number of receptacles in the home. This can cause a short circuit if increased demand is present. Recommend licensed electrician add additional receptacles.

7.2 SMOKE DETECTORS

INFORMATION: 2 in 1 smoke and carbon monoxide alarms were present at bedrooms and living area MEDIA:







8. Fireplace

The fireplace appears to be a wood-burning type. The lintel, a structural support above the fireplace opening, is not clearly visible but is likely present behind the tile work, though its condition cannot be assessed. The vent and flue,



essential for smoke expulsion, are not visible from this angle and would require inspection from the roof or chimney to confirm their presence and condition. A clean-out door, used to remove ash and debris, is also not visible, suggesting it may be located at the base of the chimney or inside the fireplace, requiring further examination to ensure it is accessible and functional. A professional chimney sweep should be consulted for a thorough inspection.

8.1 GENERAL

TYPE: Wood

8.2 HEARTH AND HEARTY EXTENSION OR CHAMBER

COMMENTS:



No hearth extension on the laminated wood floor

The fireplace lacks a proper hearth extension on the laminated wood floor, which poses a fire hazard by providing insufficient protection from embers or heat. It's recommended to install a compliant hearth extension made of non-combustible materials to ensure safety and meet building codes. Consult a professional for installation and to verify compliance with local regulations.

Location - Living area



8.3 FIREPLACE TO FLOOR DIFFERENCE

COMMENTS:



Fireplace to floor height difference

The fireplace hearth is elevated higher than the living area floor, which can pose a safety risk by potentially allowing embers to fall onto the floor. I recommend consulting a fireplace professional to evaluate the current setup and make necessary adjustments.





9. Attic, Insulation & Ventilation

9.1 ATTIC INSULATION

INSULATION TYPE: Batt

INFORMATION: The estimated average depth of insulation observed is 8"-10", R value is to be 25-30

COMMENTS:





Unevenly distributed and compressed insulation

The insulation appears to be fiberglass batts, but it is unevenly distributed and compressed in certain areas, which may reduce its effectiveness. Debris and dust accumulation suggest poor maintenance or air circulation issues. Estimated average R value to be 25-30. I recommend having a professional insulation contractor assess and redistribute or replace the insulation to ensure uniform coverage and optimal thermal performance. Additionally, verify that ventilation is adequate to prevent future compression and maintain insulation integrity.

Location - Attic



9.2 VENTILATION

VENTILATION TYPE: Gable Vents

9.3 ATTIC ROOF DECK





Discoloration and stain

The attic roof decking shows dark staining and discoloration, particularly along the wood, which are signs of possible water intrusion. This could indicate leaks or poor sealing, warranting a detailed inspection by a professional to assess the extent of damage and address any moisture issues.

Location - Attic



9.4 EXHAUST PIPES

COMMENTS:



Duct tape over exhaust flexible tube

During the inspection, it was noted that duct tape is being used to seal the joints on the exhaust flexible tube. Duct tape is not designed to endure high temperatures or maintain a long-lasting seal. Recommend replacing duct tape with proper metal foil tape or appropriate clamps to ensure safe and efficient exhaust operation. Consider consulting with a qualified HVAC professional to address this issue properly.

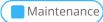


10. Doors, Windows & Interior

10.1 REPRESENTATIVE # OF WINDOWS

WINDOW TYPE: Single Pane, Sliders







Bedroom and living area windows are hard to open

During the inspection, it was observed that the bedroom and living area windows are difficult to open. This could be due to issues such as paint buildup, warping, or dirt accumulation in the tracks. It's recommended to have a qualified contractor assess and lubricate or repair the windows to ensure proper functionality and ease of use. Regular maintenance can prevent further deterioration and safety hazards.







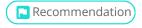




Master bedroom window screen damaged

The master bedroom window screen is damaged. It is recommended to replace the screen to ensure proper ventilation while preventing insects from entering. Consider having a professional assess the window for any further issues during the replacement process.





Master bedroom glass windowpane cracked

During the inspection of the master bedroom, it was observed that the glass windowpane is cracked. This condition may pose a safety hazard if crack propagate. It is recommended to have the window assessed and replaced by a qualified professional to ensure proper functionality and safety.



10.2 CEILINGS



CEILING MATERIAL: Popcorn

COMMENTS:

Master bedroom crown molding delaminated

During the inspection, it was observed that the crown molding in the master bedroom is delaminating. It is recommended to assess the extent of the damage and consult with a qualified contractor to repair or replace the affected molding to prevent further deterioration and maintain the aesthetic appeal of the room.





11. Built-in Appliances

The unit includes a new dryer, but no washer is present, and the dryer was not hooked up. The dishwasher door could not be closed, indicating a potential issue with its latch or alignment. The microwave was not plugged in, precluding an operational test. A follow-up inspection of the garage and further evaluation of the appliances' installation and functionality are recommended to complete the assessment of the property.

11.1 REFRIGERATOR

BRAND: GE

12. Garage

During the inspection, the garage was locked, preventing a visual assessment of its interior, including structural components, electrical systems, and any potential defects. As per the InterNACHI Standards of Practice outlined in the inspection agreement, the inspection was limited to accessible areas, and the locked garage was noted as an exclusion. A follow-up inspection of the garage is recommended to ensure a complete evaluation of the property.

12.1 GARAGE DOOR

MATERIAL: Wood

TYPE: Up-and-Over

INFORMATION: a garage vehicle door as manually-operated or installed with a garage door opener.







Exterior garage door is weathered

The exterior garage door is showing signs of weathering, including fading and material degradation. It is recommended to repaint or refinish the door to protect it from further deterioration. Consider inspecting for any structural damage and addressing any required repairs to maintain functionality and appearance. Regular maintenance will help prolong the lifespan of the door.





Summary

INTERNACHI RESIDENTIAL TEMPLATE

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Material Defect

A significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.

Minor Defect Minor defects are conditions that are non-functioning or non-performing but may be repaired by a contractor or the homeowner.

Major Defect

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2. Exterior

2.3 EXTERIOR DOORS

COMMENTS:

Recommendation Maintenance

Needs Repair or Refinish

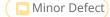
The front door is heavily weathered, exhibiting carved wood grains, fading paint, and moderate discoloration in several areas. It is recommended to repair or refinish the door to enhance appearance and maintain structural integrity. Consider sanding, painting, or staining to protect against further weather damage.



2.4 DECKS, BALCONIES, PORCHES & STEPS









Deck guard top cracked and separated, paint peeling off

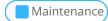
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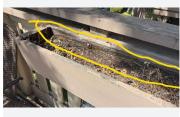




Rotten and loss flower box attached to the deck guard

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2.5 STAIRS, STEPS, STOOPS, STAIRWAYS, AND RAMPS

COMMENTS:





Hand rail separation

The handrail on the exterior stairs appeared to have separated, creating a potential safety hazard. It is recommended to have a qualified contractor assess and securely reattach the handrail to ensure stability and meet safety standards. Prompt attention to this issue is advised to prevent accidents.

Location - Top of stair hand rail









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Location - Top landing edge





4. Heating

4.1 NORMAL OPERATING CONTROLS

COMMENTS:



Inoperable, turn on the thermostat, but the wall furnace produces no heat, could be gas shut off, or no polite light, or broken

During the inspection, it was noted that the wall furnace did not produce heat when the thermostat was turned on. Potential causes could include the gas supply being shut off, an unlit pilot light, or a malfunction within the unit. It is advisable to have a licensed HVAC technician assess the furnace to diagnose the issue accurately and perform any necessary repairs or adjustments to ensure safe and efficient operation. Regular maintenance checks are recommended to prevent future issues.







7. Electrical

7.1 LIGHTING FIXTURES, SWITCHES & RECEPTACLES

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Location - Kitchen Countertop Wall









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Location - Master Bedroom





8. Fireplace

8.2 HEARTH AND HEARTY EXTENSION OR CHAMBER



COMMENTS:



No hearth extension on the laminated wood floor

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Location - Living area



8.3 FIREPLACE TO FLOOR DIFFERENCE

COMMENTS:



Fireplace to floor height difference

The fireplace hearth is elevated higher than the living area floor, which can pose a safety risk by potentially allowing embers to fall onto the floor. I recommend consulting a fireplace professional to evaluate the current setup and make necessary adjustments.



9. Attic, Insulation & Ventilation

9.1 ATTIC INSULATION







Unevenly distributed and compressed insulation

The insulation appears to be fiberglass batts, but it is unevenly distributed and compressed in certain areas, which may reduce its effectiveness. Debris and dust accumulation suggest poor maintenance or air circulation issues. Estimated average R value to be 25-30. I recommend having a professional insulation contractor assess and redistribute or replace the insulation to ensure uniform coverage and optimal thermal performance. Additionally, verify that ventilation is adequate to prevent future compression and maintain insulation integrity.

Location - Attic



9.3 ATTIC ROOF DECK

COMMENTS:



Discoloration and stain

The attic roof decking shows dark staining and discoloration, particularly along the wood, which are signs of possible water intrusion. This could indicate leaks or poor sealing, warranting a detailed inspection by a professional to assess the extent of damage and address any moisture issues.

Location - Attic



9.4 EXHAUST PIPES

COMMENTS:



Duct tape over exhaust flexible tube



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12. Garage

12.1 GARAGE DOOR

COMMENTS:



Exterior garage door is weathered

The exterior garage door is showing signs of weathering, including fading and material degradation. It is recommended to repaint or refinish the door to protect it from further deterioration. Consider inspecting for any structural damage and addressing any required repairs to maintain functionality and appearance. Regular maintenance will help prolong the lifespan of the door.

