NEXTGEN HOME INSPECTIONS

Scan or click QR code to view HTML report →

Apr 30th, 2025

302 Prairie View Court, San Jose, CA 95127

Home Inspection Report

PREPARED FOR:

John Smith

INSPECTED BY:

Caleb Zhang / Nextgen Home Inspections, LLC

Caleb Zhang

Table of Contents

Inspection Details

INSPECTOR

Caleb Zhang
Nextgen Home Inspections, LLC

2630 Mueller Ave #3, San Jose, 95116

Phone (408) 834-0188

Email nextgenhomeinspection@gmail.com

CLIENT

John Smith

Phone (408) 834-0188

Email Nextgenhomeinspection@gmail.com

SELLERS AGENT

Phone

Email

ADDITIONAL INFO

Inspection date	Apr 30th, 2025
Others Present	None
Property Occupied	Occupied
Building Type	Single Family
Weather	Clear
Temperature	70 °F
Year Built	1979
Water Source	City
Sewage/Disposal	City

HOME INSPECTION REPORT

Definitions

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

Maintenance
The Item or component requires regular maintenance for continued optimal performance.

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

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

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. Grounds

The driveway and walkway areas feature a combination of concrete and brick pavers, with visible heaving and uneven sections, particularly near the garage entrance, indicating potential trip hazards and possible underlying soil movement or poor drainage. Sparse vegetation growth, including weeds protruding through the paver joints, suggests inadequate maintenance and possible water pooling, which could exacerbate foundation issues. The proximity of dense shrubbery to the foundation may contribute to moisture retention, a concern reinforced by the presence of efflorescence noted in prior reports. Overall, the ground condition requires re-grading, paver leveling, and improved drainage solutions to mitigate safety risks and protect the structural integrity of the property.

1.1 DRIVEWAY

DESCRIPTION: Concrete

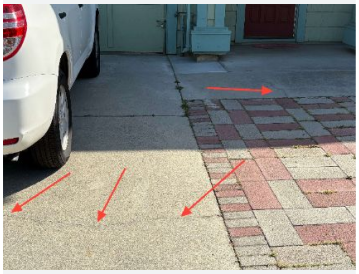
COMMENTS:

Driveway cracks

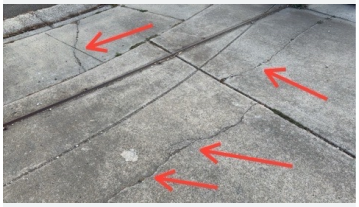
The driveway has noticeable cracks, which may result from age, settling, or weather conditions. Recommend sealing the cracks to prevent further deterioration and potential water damage. Consider consulting a profes-

sional for repairs if the cracks expand or deepen over time. Regular maintenance can extend the driveway's lifespan.

Location - Southwest



Typical cracking noted



Recommendation

Recommend sealing crack(s) and resurfacing as needed

Location - 3-4 yards from garage

1.2 WALKS

DESCRIPTION: Concrete

COMMENTS:

Safety Requires Attention

sidewalk trip hazzard

During the inspection, a trip hazard was observed on the sidewalk due to uneven concrete slabs. This poses a safety risk to pedestrians. It is recommended to have a qualified contractor assess and repair the uneven sections to ensure a smooth and safe walking surface. Additionally, regular maintenance checks are advised to prevent future hazards.

Location - West, Southwest

Safety

Crack(s) and uneven areas. Recommend repairs to create safe walks.

Location - West, Southwest

Recommend that a qualified contractor evaluate and estimate repairs

1.3 STEPS/STOOPS

DESCRIPTION: Concrete

1.4 GRADING/DRAINAGE

DESCRIPTION: Moderate slope

LOCATION: Northeast

2. Exterior

The exterior features a two-story structure with light green siding and a dark composite shingle roof, presenting a well-maintained aesthetic. The garage door and front entrance are framed by an arched portico, while large windows and a prominent upper dormer enhance natural light. However, the roof shows signs of potential wear, with visible shingle alignment issues, and the gutters appear inadequately extended, suggesting possible drainage concerns. The exterior siding near the garage shows minor discoloration, potentially indicating moisture exposure. Additionally, the brick paver walkway exhibits unevenness, posing a trip hazard. Overall, the exterior requires a detailed inspection of the roofing, gutter system, and walkway to address safety and maintenance issues.

2.1 TYPE

COMMENTS:

Exterior Siding

The exterior siding appears to be in generally good condition, with no major defects noted upon visual inspection. Routine maintenance, such as cleaning and sealing, is recommended to prolong its lifespan and maintain aesthetic appeal. Address any minor gaps or damage observed to prevent water intrusion.

2.2 SOFFITS/FASCIA

DESCRIPTION: Wood

LOCATION: Northeast

COMMENTS:

Recommend painting/caulking wood finish

The wood finish on the exterior soffits and fascia shows signs of wear and deterioration. It is recommended to repaint and apply fresh caulking to protect against moisture intrusion and potential damage. Regular maintenance will extend the lifespan and maintain the aesthetic appeal of these areas. Consider hiring a professional painter for optimal results.

2.3 WINDOWS

LOCATION: East

COMMENTS:

Requires Attention | Recommendation

Exterior Windows Trim Rotten

The exterior window trim shows signs of rot, which can lead to further deterioration and potential moisture intrusion. It's important to repair or replace the affected trim to prevent damage to the underlying structure. I recommend consulting a qualified contractor for evaluation and repairs. Regular maintenance will help extend the life of the windows.

Location - Eastside wall

2.4 EXTERIOR DOORS

DESCRIPTION: Wood

LOCATION: Southwest

COMMENTS:

Requires Attention | Recommendation

Front Door

The front exterior door shows significant signs of weathering, with noticeable sun damage, cracks, and faded paint. Additionally, both the door seal and weatherstrip are broken or damaged. It is recommended to sand and repaint the door to restore its appearance and protect it from further weather damage. Also, replacing the seal and weatherstrip will ensure optimal energy efficiency and weather resistance. Consider consulting a professional for these repairs to maintain the door's integrity and functionality.

Location - Southwest

2.5 HOSE BIBS

LOCATION: Southwest

COMMENTS:

Requires Attention | Recommendation

Hose bib dripping water

The exterior hose bib was observed to be dripping water, which can lead to water wastage and potential damage to surrounding areas. It's recommended to have the hose bib inspected and repaired by a qualified plumber to prevent further leakage and ensure efficient water use.

Location - Southwest

2.6 GAS METER

DESCRIPTION: Side of house

LOCATION: West

COMMENTS:

Recommendation Maintenance

Gas meter has some rust and need to keep it clean

During the inspection, rust was observed on the exterior gas meter. It is important to keep the gas meter clean and free from rust to ensure proper operation and to prevent potential damage. It is recommended to clean the meter gently using a wire brush and apply a protective coating to prevent further rust. If rust persists or if there are concerns about the gas meter's functionality, consult with a professional for a more thorough evaluation and maintenance.

2.7 VEGETATION

COMMENTS:

Requires Attention

Vegetations are too close to the building

The vegetation is observed to be too close to the building, which can lead to moisture retention, pest intrusion, and potential damage to the siding or foundation. It is recommended to trim back or remove plants to maintain at least 12-18 inches of clearance from the exterior walls. This will help improve air circulation, reduce moisture buildup, and minimize pest risks. Reassess the plant growth periodically to ensure compliance with safe clearance distances.


3. Roof

The roof features a steeply pitched design covered with what appears to be composite or cement tiles, exhibiting a weathered dark gray finish. Visible signs of wear include yellowish-brown discoloration and potential moss or mold growth along the northern-facing slopes, suggesting prolonged moisture exposure, possibly exacerbated by inadequate drainage or overhanging vegetation. The tiles show slight misalignment and surface degradation, particularly near the eaves and ridge, which may indicate age-related deterioration or past storm damage. The adjacent gutters appear intact but require inspection for proper water diversion. Overall, the roof warrants a detailed examination for tile integrity, mold remediation, and drainage improvements to prevent further deterioration and potential leaks.

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: Ground level

MATERIAL: Tile Roof

COMMENTS:

Requires Attention

Mold Grow on Roof

During the inspection, mold growth was observed on the roof. This indicates moisture buildup, which could lead to structural damage if not addressed promptly. It's recommended to conduct a thorough cleaning and inspect for potential sources of moisture. Consider consulting a professional roofer or mold remediation specialist to assess and rectify the underlying issue to prevent further damage. Regular maintenance and improved ventilation may also help in preventing future mold growth.

3.2 GUTTERS

LOCATION: West

COMMENTS:

Requires Attention | Recommendation

Need cleaning

Location - Along all eaves

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

COMMENTS:

Down spout has extension but grade is shallow

The exterior reveals critical concerns regarding the downspout and siding conditions. The downspout, visible near the sliding glass door, exhibits a shallow grade, failing to direct water effectively away from the foundation, which may contribute to moisture accumulation and potential foundation damage as noted in prior reports. Additionally, the siding shows direct contact with the concrete patio slab, increasing the risk of water infiltration and rot, particularly at the base where no clearance is apparent. Immediate action is recommended to extend and re-grade the downspout to discharge water at least 5 feet from the foundation, and to install a moisture barrier or elevate the siding to prevent prolonged contact with the concrete, ensuring long-term structural integrity.

3.4 FLASHING

DESCRIPTION: Metal

COMMENTS:

Roof vents flashing uplifted prone to water intrusion

During the inspection of the roof flashing, it was observed that the roof vent flashings are uplifted, which can lead to water intrusion. It is recommended to have a qualified roofing contractor evaluate and secure the flashings to prevent potential water damage. Prompt attention to this issue will help maintain the integrity of the roof and prevent further complications.

3.5 VALLEYS

DESCRIPTION: Metal

COMMENTS:

Requires Attention | Recommendation

Valley area leaks

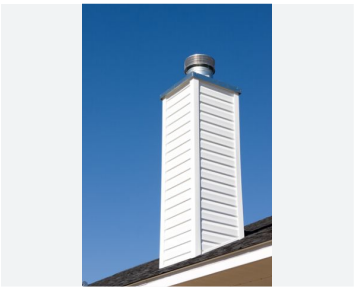
During the inspection, active leaks were observed in the roof valleys. These issues can lead to significant water damage and should be addressed promptly. I recommend having a licensed roofing contractor evaluate and repair the affected areas to prevent further deterioration and ensure proper water drainage. Regular maintenance checks can also help in early detection and prevention of future leaks.

3.6 PLUMBING VENTS

3.7 CHIMNEY

DESCRIPTION: Chimney Chase

LOCATION: Northeast side of the roof
MEDIA:



COMMENTS:

Recommendation

Unable to view interior of chimney

The interior of the chimney was not visible during the inspection. It is recommended to have a professional chimney sweep or technician conduct a thorough inspection of the interior to ensure it is in good condition and free of obstructions or damage. Regular maintenance is essential for safety and efficiency.

Location - In the family room area

4. Garage

The garage has been converted into a bedroom, no longer serving its original garage function, as observed through the modified interior layout visible via the sliding glass door. The conversion includes drywall installation, flooring upgrades, and the addition of a bedroom window, indicating a residential use that lacks typical garage features such as vehicle access or storage space.

4.1 TYPE

DESCRIPTION: Attached

4.2 GARAGE DOORS

DESCRIPTION: Converted to living space

5. Structure

The residential property is a two-story structure with a steeply pitched roof and light green siding, presenting a generally stable yet aging framework. The foundation, constructed with concrete, exhibits small cracks (≤1/4 inch) as identified in prior sections, likely due to expansive soil movement and inadequate drainage, necessitating immediate epoxy injection repairs to prevent further deterioration. The exterior walls and roof framing appear intact, though the converted garage-turned-bedroom raises concerns about structural integrity, particularly with the absence of a fire-rated door and potential moisture infiltration from the downspout's shallow grade and siding-to-concrete contact. Additionally, the uneven brick paver walkway and deck ledger attachments require attention to mitigate trip hazards and seismic risks. Overall, the structure requires a comprehensive inspection and targeted repairs to address foundation stability, drainage issues, and safety compliance.

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

DESCRIPTION: Poured slab

5.3 BEAMS

DESCRIPTION: Solid wood

5.4 FLOOR/SLAB

DESCRIPTION: Concrete

5.5 JOISTS/TRUSSES

DESCRIPTION: Not visible

5.6 BEARING WALLS

DESCRIPTION: Wood frame

5.7 SUBFLOOR

DESCRIPTION: None

6. Electrical

The electrical system is characterized by an underground service drop, which provides power to the main panel located within the converted garage-turned-bedroom area. The absence of a sub-panel suggests that all electrical distribution is managed through the single main panel, potentially limiting capacity and complicating future expansions or upgrades. The underground service drop, while efficient for aesthetics, necessitates a thorough inspection for proper insulation and clearance from the foundation to prevent moisture-related corrosion. Overall, the electrical system warrants a detailed evaluation, including a load assessment, repair of identified hazards, and consideration of a sub-panel installation to ensure safety and compliance with current California Electrical Code standards.

6.1 SERVICE

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Unknown

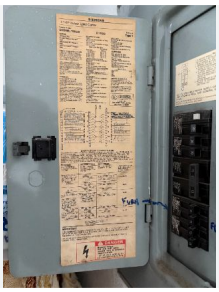
6.2 MAIN PANEL

DESCRIPTION: General Electric

CAPACITY: 200 amps

LOCATION: Inside the converted garage

MEDIA:

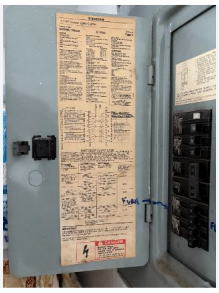


COMMENTS:

Main panel labels unclear

The dead panel was not removed and the electrical main panel labels were unclear and difficult to read, which may lead to confusion or delay in isolating circuits during maintenance or emergencies. It is recommended to have a qualified electrician relabel the panel with clear, accurate, and legible identifiers for each circuit. This will ensure safety and ease of use for future reference.

Location - Inside the converted garage



6.3 SUB PANEL

DESCRIPTION: None

6.4 GFCI/AFCI

DESCRIPTION: Kitchen

COMMENTS:

GFCI was loose

Two of the GFCI outlet was found to be loose and one reversed its polarity during the inspection. This condition may lead to poor electrical connections and poses a potential safety hazard. It is recommended to have the outlet securely mounted and re-evaluated by a licensed electrician to ensure proper functionality and safety.

6.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

COMMENTS:

Safety | Requires Attention

Smoke Detector Missing or Out of Order

During the inspection, it was noted that the smoke detector was hanging loose in the kitchen and has no battery. It is vital to ensure the presence and proper operation of smoke detectors for early fire detection and safety. I recommend immediate replacement or repair of any non-operational units and installation where missing. Regular testing and maintenance, as per manufacturer guidelines, are essential to ensure ongoing functionality. Safety code requires installing smoke detectors outside each sleeping area, and on every level of the home.

6.6 CARBON MONOXIDE DETECTORS

DESCRIPTION: Not present

COMMENTS:

Safety | Requires Attention

No carbon-monoxide detector

Recommend installation of carbon monoxide detector(s)

During the inspection, it was noted that there is no carbon monoxide detector present in the home. It is highly recommended to install carbon monoxide detectors in key areas ASAP , such as outside sleeping zones and on every level of the home, to ensure safety and compliance with local safety guidelines.

7. Plumbing

The plumbing system appears to be in fair condition based on initial observations, with no immediate signs of major leaks or failures evident from accessible areas. The system includes standard fixtures such as a leaking toilet in the first-floor hall bathroom and a shower head with a gap, as noted in prior inspection reports, suggesting minor maintenance issues that require prompt repair to prevent water damage. The water heater's temperature-pressure relief (TPR) discharge pipe is improperly installed, posing a safety concern that needs correction. Overall, while the plumbing infrastructure seems functional, it warrants a detailed inspection to address the identified leaks, ensure proper TPR installation, and verify the integrity of underground lines, especially given the property's drainage challenges, to maintain fair condition and prevent future deterioration.

7.1 SERVICE LINE

DESCRIPTION: Copper

7.2 MAIN WATER SHUTOFF

DESCRIPTION: Front of house

LOCATION: Outside the garage door with hose bib

7.3 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: State

CAPACITY: 40 gal

FUEL: Natural gas

LOCATION: Garage

COMMENTS:

Requires Attention

Limited access to PTR Valve and no discharge pipe

During the inspection, it was noted that the Pressure Temperature Relief (PTR) valve on the water heater has limited access, which can hinder regular maintenance and safety checks. Additionally, there is no discharge pipe attached to the PTR valve. It is recommended to have a qualified plumber evaluate and address these issues to ensure compliance with safety standards and proper functioning of the water heater system.

Location - Behind the heater exhaust

Requires Attention Safety

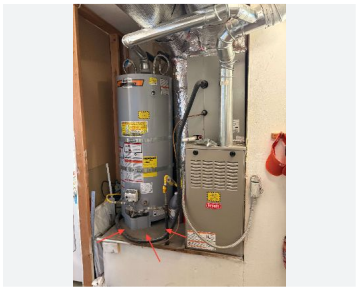
Water Heater Close to Furnace

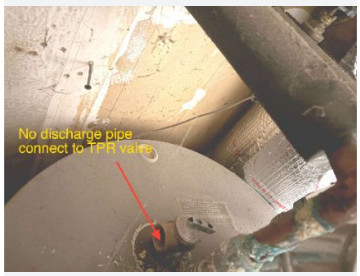
The heating and water heating systems at 3668 El Grande Drive, San Jose, CA, exhibit several major defects that require immediate attention. The furnace (Bryant model) and water heater (ProLine model) are installed in close proximity within a confined utility space, compromising the availability of adequate combustion air for both units, which poses a significant safety hazard due to potential carbon monoxide buildup. The temperature-pressure relief (TPR) valve on the water heater is improperly positioned behind the unit, rendering it inaccessible for maintenance and unable to function effectively in an emergency. Additionally, the absence of a drip pan beneath the water heater and a discharge pipe for the TPR valve increases the risk of water damage and scalding hazards. These critical issues necessitate immediate relocation of the units to ensure proper spacing and combustion air, installation of a drip pan, and correction of the TPR valve setup with a properly routed discharge pipe to comply with safety standards.

Requires Attention Safety

No drip pan, No TPR discharge pipe

The water heater lacks a drip pan and TPR (Temperature Pressure Relief) discharge pipe. These components are essential for preventing water damage and safely controlling excess pressure and temperature. It is recommended to have a qualified plumber install a drip pan and TPR discharge pipe to meet safety standards and prevent potential hazards.





8. Attic

The attic reveals several concerns that warrant immediate attention. The insulation appears worn thin in multiple areas, reducing thermal efficiency and potentially contributing to energy loss, a condition that requires upgrading to meet current standards. Evidence of moisture intrusion is present, likely due to a roof valley leak, as indicated by water stains and possible mold growth, necessitating a thorough inspection and repair of the roofing system to prevent further damage. The wood framing appears structurally sound with no significant signs of rot or deterioration, providing a solid foundation for remediation. However, the absence of a ridge vent or adequate attic ventilation exacerbates moisture retention and heat buildup, posing a risk to the integrity of the structure over time. Comprehensive repairs, including enhanced insulation, roof leak correction, and installation of proper ventilation, are recommended to ensure a safe and efficient attic environment.

8.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Hatch

8.2 ROOF FRAMING

DESCRIPTION: Rafter

INFORMATION: The wood framing appears structurally sound with no significant signs of rot or deterioration, providing a solid foundation for remediation.

COMMENTS:

Possible moisture intrusion in attic near front door due to rain

During the attic inspection, thermal imaging revealed potential moisture intrusion, indicated by temperature anomalies. It is recommended to engage a licensed roofing contractor to assess the roof for leaks or water entry points. Prompt evaluation and remediation are advised to prevent structural damage or mold growth.

8.3 INSULATION

DESCRIPTION: Cellulose

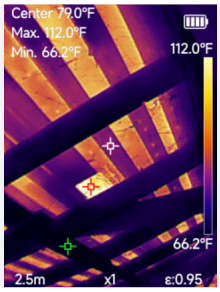
DEPTH: 4 inches

COMMENTS:

Requires Attention | Recommendation

Cellular Insulation, thin, uneven, some place barely any,Thermal imaging suggest energy loss in attic.

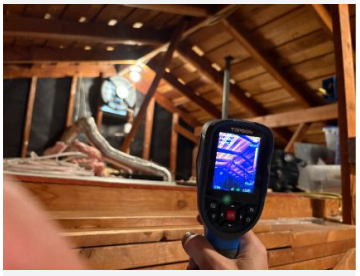
During the inspection of the attic insulation, cellular insulation was observed to be thin and unevenly distributed, with some areas having barely any coverage. Thermal imaging indicates significant energy loss in these sections. It is recommended to enhance the insulation to improve energy efficiency. A professional insulation contractor should be consulted to assess and properly address these deficiencies, ensuring even and sufficient coverage throughout the attic space.



8.4 VENTILATION

INFORMATION: The attic is equipped with a ventilation fan designed to expel hot air; however, this setup may generate negative airflow, potentially drawing in unconditioned air or moisture. The ideal attic ventilation system would feature cool air entering through the soffit vents and hot air exiting via a ridge vent, promoting balanced airflow and preventing moisture buildup or structural damage.

MEDIA:



8.5 MOISTURE PENETRATION

DESCRIPTION: Possible moisture intrusion

COMMENTS:

Possible moisture intrusion

During the inspection, thermal imaging indicated possible moisture intrusion in the attic, likely due to a roof valley leak. This can lead to structural damage and mold growth if not addressed. I recommend consulting a licensed roofing contractor to evaluate and repair the affected area promptly to prevent further damage.

9. Basement

This property has no basement

9.1 BASEMENT STAIRS/RAILINGS

DESCRIPTION: NA

10. Heating/Cooling

The heating system consists of a Bryant furnace installed in a confined utility space alongside the water heater, presenting several critical concerns. The furnace, equipped with a metal exhaust vent, appears operational but is positioned too close to the water heater, compromising the availability of adequate combustion air and increasing the risk of carbon monoxide accumulation, a significant safety hazard. The ductwork, wrapped in insulation, shows proper routing but requires inspection for leaks or poor sealing that could reduce efficiency. Additionally, the lack of sufficient clearance and proper ventilation in the enclosed area may lead to heat buildup, potentially shortening the unit's lifespan. Immediate action is recommended to relocate the furnace to ensure proper spacing, enhance combustion air supply, and verify duct integrity to maintain safe and efficient heating performance.

10.1 THERMOSTAT(S)

DESCRIPTION: Individual

INFORMATION: Thermostat was located on the wall near stairs

MEDIA:

10.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Bryant

FUEL TYPE: Natural gas

COMMENTS:

Requires Attention | Recommendation

Furnace too close to the water heater, both needs conbustion air to function properly, should not share the sam exhaust

During inspection, it was noted that the furnace is located too close to the water heater. Both appliances require adequate combustion air to function safely and efficiently. Additionally, they should not share the same exhaust vent system, as this can lead to backdrafting and potential exposure to harmful gases. It is recommended to consult a licensed HVAC professional to assess the setup and make necessary adjustments to ensure compliance with safety standards and to prevent any hazardous conditions.

10.3 DISTRIBUTION

DESCRIPTION: Metal duct

LOCATION: Inside the converted garage

10.4 CONTROLS

DESCRIPTION: Service disconnect switch

10.5 COOLING SYSTEM

DESCRIPTION: Central A/C

MANUFACTURER: Carrier

FUEL TYPE: 110 VAC

CAPACITY: Unknown

LOCATION: At the west side of the house

COMMENTS:

Requires Attention | Recommendation

AC Operate Normally but unit surrounded by vegitation

The air conditioning unit operates normally; however, it is surrounded by vegetation, which can impede airflow and reduce efficiency. It is recommended to trim back any nearby plants and ensure there is at least two feet of clear space around the unit. This will help maintain optimal performance and extend the unit's lifespan. Regular maintenance and clearing of debris is advised to prevent future issues.

11. Bathroom

The house features 3.5 bathrooms, all of which appear to be in good condition with no visible leaks or water damage observed during the inspection. The full bathrooms, including the first-floor hall bathroom and additional upstairs units, along with the half-bath, showcase well-maintained fixtures such as toilets, sinks, and shower heads, with no signs of corrosion or seepage.

11.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

11.2 COUNTER/CABINET

DESCRIPTION: Granite

11.3 SINK/BASIN

DESCRIPTION: Single, Double

12. Kitchen

The kitchen presents no major issues and reflects a remodel completed a few years ago, featuring updated cabinetry, countertops, and modern appliances that enhance its functionality and aesthetic appeal. The plumbing and electrical components, including the sink and under-cabinet lighting, appear well-integrated and free of significant defects,

with no signs of leaks or malfunctions. However, the range hood, while operational, does not expel hot air outside, instead recirculating it indoors, which may lead to heat buildup and poor air quality over time. This minor deficiency should be addressed by installing a proper exhaust duct to vent outside, ensuring optimal ventilation. Overall, the kitchen remains in good condition, requiring only this targeted improvement to maintain its remodeled standard.

12.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

12.2 COUNTERTOPS

DESCRIPTION: Granite

12.3 CABINETS

DESCRIPTION: Wood

12.4 SINK

DESCRIPTION: Double

12.5 PLUMBING/FIXTURES

DESCRIPTION: PVC

COMMENTS:

Requires Attention Safety

P Trap leak under the sink

During the inspection of the kitchen plumbing/fixtures, a leak was observed at the P-trap beneath the sink. This issue can lead to water damage or mold if not addressed promptly. It is recommended to have a licensed plumber evaluate and repair the P-trap to prevent further complications. Regular maintenance is advised to ensure the plumbing system remains in good condition.

Location - Under kitchen sink

12.6 DISPOSAL

DESCRIPTION: General Electric

12.7 DISHWASHER

DESCRIPTION: KitchenAid

13. Interior

The interior exhibits no major issues, presenting a well-maintained living space with functional flooring, walls, and ceilings throughout. The converted garage-turned-bedroom, along with the 3.5 bathrooms and remodeled kitchen, contributes to a comfortable and updated environment, free of significant structural or system failures. However, minor wall cracks are observed in several areas, including the bedroom and entrance, likely due to minor settling or expansive soil movement, as noted in prior reports; these do not currently compromise structural integrity but should be monitored and cosmetically repaired to prevent further development. Overall, the interior remains in good condition, requiring only routine maintenance and minor crack patching to preserve its quality.

13.1 ELECTRICAL

DESCRIPTION: 110 volts

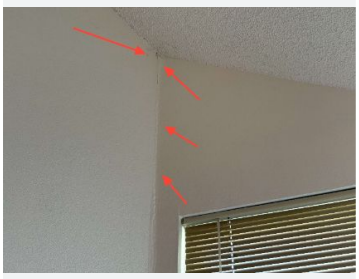
13.2 CEILING

DESCRIPTION: Paint

COMMENTS:

Typical minor crack near ceiling wall

During the inspection, a typical minor crack was observed near the ceiling-wall junction. This is generally due to normal settling of the structure. It is recommended to monitor the crack over time for any changes. If it worsens, consult a professional to assess and address any underlying issues. Regular maintenance and periodic inspections can help ensure the integrity of the ceiling.



13.3 WALLS

DESCRIPTION: Paint

13.4 FLOOR

DESCRIPTION: Hardwood

13.5 SMOKE DETECTOR

DESCRIPTION: Battery operated

COMMENTS:

Safety | Requires Attention

Smoke Detector Missing or Out of Order

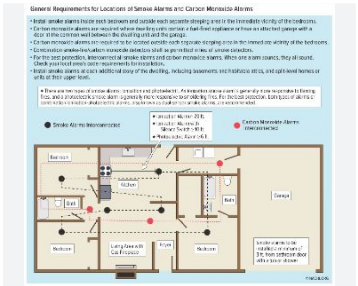
Missing/low battery

During the inspection, it was noted that the smoke detector is either missing or not operational. This is a significant safety concern, as functional smoke detectors are crucial for early fire detection and occupant safety. It is recommended to install and/or replace smoke detectors immediately. Ensure they are positioned according to local codes and test them regularly to confirm proper operation. Consider using detectors with a 10-year lithium battery or those integrated into a monitoring system for enhanced safety.

Location - Should be at the kitchen ceiling

13.6 CARBON MONOXIDE DETECTOR

MEDIA:



COMMENTS:

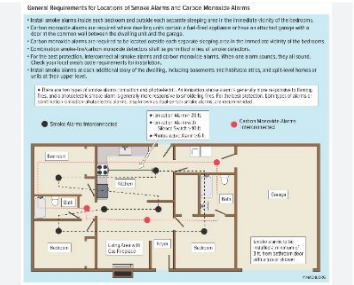
Safety Requires Attention

Missing Carbon Monoxide Detector

Missing/Low battery

It was observed that there is a missing carbon monoxide detector. It is crucial to install a carbon monoxide detector on each level of the home and near sleeping areas to ensure safety. I recommend installing UL-listed detectors promptly. Regularly test them and replace batteries as needed.

Location - Entirely missing



14. Laundry

The laundry area within the converted garage-turned-bedroom, the houses an electric washer and dryer, both appearing operational and integrated into the remodeled space. The electric-powered units are conveniently located near the sliding glass door, facilitating easy access, and show no immediate signs of malfunction or water leakage, indicating proper initial installation. However, the absence of a dedicated exhaust vent for the dryer, combined with the lack of a fire-rated door separating the garage from the living space, raises safety concerns regarding lint buildup and potential fire hazards, as noted in prior reports. Additionally, the electrical load from these appliances should be evaluated to ensure the single main panel can handle the demand without a sub-panel. Immediate recommendations include installing a proper dryer vent and assessing the electrical system to maintain safe and efficient operation.

14.1 LOCATION

DESCRIPTION: Garage

14.2 DRYER VENT

DESCRIPTION: Metal flex

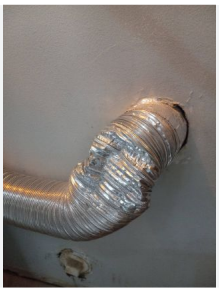
COMMENTS:

Requires Attention Safety

Dryer exhaust hose crushed

During the inspection, the dryer exhaust hose was found to be crushed. This can restrict airflow, potentially leading to inefficient dryer operation, longer drying times, and an increased risk of overheating or fire. It is recommended to replace the damaged hose with a rigid or semi-rigid duct to ensure proper ventilation and

enhance safety. Regularly inspecting and cleaning the vent system is also advised to maintain optimal dryer performance.



14.3 WASHER HOSE BIB

DESCRIPTION: Ball

14.4 ELECTRICAL

COMMENTS:

Requires Attention Safety

No GFCI in garage near washer and dryer

The electrical outlet near the washer and dryer in the garage lacks Ground Fault Circuit Interrupter (GFCI) protection. GFCI outlets are crucial for preventing electrical shocks in areas prone to moisture. It is recommended to have a qualified electrician install GFCI protection to enhance safety.

Non-GFCI circuit

14.5 ELECTRICAL 2

COMMENTS:

No GFCI in garage near washer and dryer

The electrical outlet near the washer and dryer in the garage lacks Ground Fault Circuit Interrupter (GFCI) protection. GFCI outlets are crucial for preventing electrical shocks in areas prone to moisture. It is recommended to have a qualified electrician install GFCI protection to enhance safety.

Non-GFCI circuit

14.6 FLOOR DRAIN/PAN

DESCRIPTION: Not visible

Summary

HOME INSPECTION REPORT

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.*

Requires Attention
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

Safety
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

1. Grounds

1.2 WALKS

COMMENTS:

Safety Requires Attention

sidewalk trip hazzard

During the inspection, a trip hazard was observed on the sidewalk due to uneven concrete slabs. This poses a safety risk to pedestrians. It is recommended to have a qualified contractor assess and repair the uneven sections to ensure a smooth and safe walking surface. Additionally, regular maintenance checks are advised to prevent future hazards.

Location - West, Southwest

Safety

Crack(s) and uneven areas. Recommend repairs to create safe walks.

Location - West, Southwest

2. Exterior

2.3 WINDOWS

COMMENTS:

Requires Attention | Recommendation

Exterior Windows Trim Rotten

The exterior window trim shows signs of rot, which can lead to further deterioration and potential moisture intrusion. It's important to repair or replace the affected trim to prevent damage to the underlying structure. I recommend consulting a qualified contractor for evaluation and repairs. Regular maintenance will help extend the life of the windows.

Location - Eastside wall

2.4 EXTERIOR DOORS

COMMENTS:

Requires Attention | Recommendation

Front Door

The front exterior door shows significant signs of weathering, with noticeable sun damage, cracks, and faded paint. Additionally, both the door seal and weatherstrip are broken or damaged. It is recommended to sand and repaint the door to restore its appearance and protect it from further weather damage. Also, replacing the seal and weatherstrip will ensure optimal energy efficiency and weather resistance. Consider consulting a professional for these repairs to maintain the door's integrity and functionality.

Location - Southwest

2.5 HOSE BIBS

COMMENTS:

Requires Attention | Recommendation

Hose bib dripping water

The exterior hose bib was observed to be dripping water, which can lead to water wastage and potential damage to surrounding areas. It's recommended to have the hose bib inspected and repaired by a qualified plumber to prevent further leakage and ensure efficient water use.

Location - Southwest

2.7 VEGETATION

COMMENTS:

Requires Attention

Vegetations are too close to the building

The vegetation is observed to be too close to the building, which can lead to moisture retention, pest intrusion, and potential damage to the siding or foundation. It is recommended to trim back or remove plants to maintain at least 12-18 inches of clearance from the exterior walls. This will help improve air circulation, reduce moisture buildup, and minimize pest risks. Reassess the plant growth periodically to ensure compliance with safe clearance distances.

3. Roof

3.1 TYPE

COMMENTS:

Requires Attention

Mold Grow on Roof

During the inspection, mold growth was observed on the roof. This indicates moisture buildup, which could lead to structural damage if not addressed promptly. It's recommended to conduct a thorough cleaning and inspect for potential sources of moisture. Consider consulting a professional roofer or mold remediation specialist to assess and rectify the underlying issue to prevent further damage. Regular maintenance and improved ventilation may also help in preventing future mold growth.

3.2 GUTTERS

COMMENTS:

Requires Attention Recommendation

Need cleaning

Location - Along all eaves

3.5 VALLEYS

COMMENTS:

Requires Attention Recommendation

Valley area leaks

During the inspection, active leaks were observed in the roof valleys. These issues can lead to significant water damage and should be addressed promptly. I recommend having a licensed roofing contractor evaluate and repair the affected areas to prevent further deterioration and ensure proper water drainage. Regular maintenance checks can also help in early detection and prevention of future leaks.

6. Electrical

6.5 SMOKE DETECTORS

COMMENTS:

Safety | Requires Attention

Smoke Detector Missing or Out of Order

During the inspection, it was noted that the smoke detector was hanging loose in the kitchen and has no battery. It is vital to ensure the presence and proper operation of smoke detectors for early fire detection and safety. I recommend immediate replacement or repair of any non-operational units and installation where missing. Regular testing and maintenance, as per manufacturer guidelines, are essential to ensure ongoing functionality. Safety code requires installing smoke detectors outside each sleeping area, and on every level of the home.

6.6 CARBON MONOXIDE DETECTORS

COMMENTS:

Safety | Requires Attention

No carbon-monoxide detector

Recommend installation of carbon monoxide detector(s)

During the inspection, it was noted that there is no carbon monoxide detector present in the home. It is highly recommended to install carbon monoxide detectors in key areas ASAP , such as outside sleeping zones and on every level of the home, to ensure safety and compliance with local safety guidelines.

7. Plumbing

7.3 WATER HEATER

COMMENTS:

Requires Attention

Limited access to PTR Valve and no discharge pipe

During the inspection, it was noted that the Pressure Temperature Relief (PTR) valve on the water heater has limited access, which can hinder regular maintenance and safety checks. Additionally, there is no discharge pipe attached to the PTR valve. It is recommended to have a qualified plumber evaluate and address these issues to ensure compliance with safety standards and proper functioning of the water heater system.

Location - Behind the heater exhaust

Requires Attention Safety

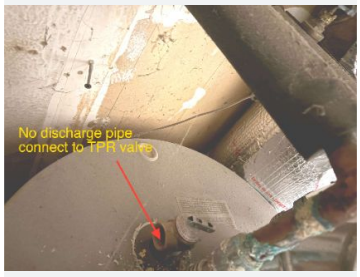
Water Heater Close to Furnace

The heating and water heating systems at 3668 El Grande Drive, San Jose, CA, exhibit several major defects that require immediate attention. The furnace (Bryant model) and water heater (ProLine model) are installed in close proximity within a confined utility space, compromising the availability of adequate combustion air for both units, which poses a significant safety hazard due to potential carbon monoxide buildup. The temperature-pressure relief (TPR) valve on the water heater is improperly positioned behind the unit, rendering it inaccessible for maintenance and unable to function effectively in an emergency. Additionally, the absence of a drip pan beneath the water heater and a discharge pipe for the TPR valve increases the risk of water damage and scalding hazards. These critical issues necessitate immediate relocation of the units to ensure proper spacing and combustion air, installation of a drip pan, and correction of the TPR valve setup with a properly routed discharge pipe to comply with safety standards.

Requires Attention Safety

No drip pan, No TPR discharge pipe

The water heater lacks a drip pan and TPR (Temperature Pressure Relief) discharge pipe. These components are essential for preventing water damage and safely controlling excess pressure and temperature. It is recommended to have a qualified plumber install a drip pan and TPR discharge pipe to meet safety standards and prevent potential hazards.



8. Attic

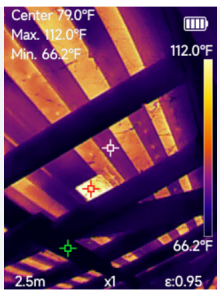
8.3 INSULATION

COMMENTS:

Requires Attention | Recommendation

Cellular Insulation, thin, uneven, some place barely any,Thermal imaging suggest energy loss in attic.

During the inspection of the attic insulation, cellular insulation was observed to be thin and unevenly distributed, with some areas having barely any coverage. Thermal imaging indicates significant energy loss in these sections. It is recommended to enhance the insulation to improve energy efficiency. A professional insulation contractor should be consulted to assess and properly address these deficiencies, ensuring even and sufficient coverage throughout the attic space.



10. Heating/Cooling

10.2 HEATING SYSTEM

COMMENTS:

Requires Attention | Recommendation

Furnace too close to the water heater, both needs conbustion air to function properly, should not share the sam exhaust

During inspection, it was noted that the furnace is located too close to the water heater. Both appliances require adequate combustion air to function safely and efficiently. Additionally, they should not share the same exhaust vent system, as this can lead to backdrafting and potential exposure to harmful gases. It is recommended to consult a licensed HVAC professional to assess the setup and make necessary adjustments to ensure compliance with safety standards and to prevent any hazardous conditions.

10.5 COOLING SYSTEM

COMMENTS:

Requires Attention | Recommendation

AC Operate Normally but unit surrounded by vegitation

The air conditioning unit operates normally; however, it is surrounded by vegetation, which can impede airflow and reduce efficiency. It is recommended to trim back any nearby plants and ensure there is at least two feet of clear space around the unit. This will help maintain optimal performance and extend the unit's lifespan. Regular maintenance and clearing of debris is advised to prevent future issues.

12. Kitchen

12.5 PLUMBING/FIXTURES

COMMENTS:

Requires Attention | Safety

P Trap leak under the sink

During the inspection of the kitchen plumbing/fixtures, a leak was observed at the P-trap beneath the sink. This issue can lead to water damage or mold if not addressed promptly. It is recommended to have a licensed plumber evaluate and repair the P-trap to prevent further complications. Regular maintenance is advised to ensure the plumbing system remains in good condition.

Location - Under kitchen sink

13. Interior

13.5 SMOKE DETECTOR

COMMENTS:

Safety | Requires Attention

Smoke Detector Missing or Out of Order

Missing/low battery

During the inspection, it was noted that the smoke detector is either missing or not operational. This is a significant safety concern, as functional smoke detectors are crucial for early fire detection and occupant safety. It is recommended to install and/or replace smoke detectors immediately. Ensure they are positioned according to local codes and test them regularly to confirm proper operation. Consider using detectors with a 10-year lithium battery or those integrated into a monitoring system for enhanced safety.

Location - Should be at the kitchen ceiling

13.6 CARBON MONOXIDE DETECTOR

COMMENTS:

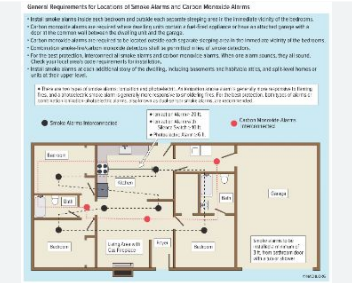
Safety | Requires Attention

Missing Carbon Monoxide Detector

Missing/Low battery

It was observed that there is a missing carbon monoxide detector. It is crucial to install a carbon monoxide detector on each level of the home and near sleeping areas to ensure safety. I recommend installing UL-listed detectors promptly. Regularly test them and replace batteries as needed.

Location - Entirely missing



14. Laundry

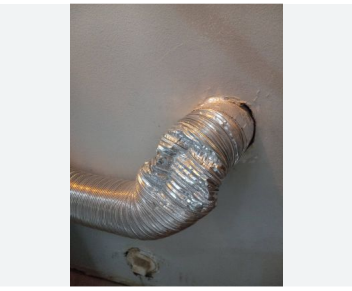
14.2 DRYER VENT

COMMENTS:

Requires Attention | Safety

Dryer exhaust hose crushed

During the inspection, the dryer exhaust hose was found to be crushed. This can restrict airflow, potentially leading to inefficient dryer operation, longer drying times, and an increased risk of overheating or fire. It is recommended to replace the damaged hose with a rigid or semi-rigid duct to ensure proper ventilation and enhance safety. Regularly inspecting and cleaning the vent system is also advised to maintain optimal dryer performance.



14.4 ELECTRICAL

COMMENTS:

Requires Attention | Safety

No GFCI in garage near washer and dryer

The electrical outlet near the washer and dryer in the garage lacks Ground Fault Circuit Interrupter (GFCI) protection. GFCI outlets are crucial for preventing electrical shocks in areas prone to moisture. It is recommended to have a qualified electrician install GFCI protection to enhance safety.