



HD HOME INSPECTORS

213-699-9096

info@hdhomeinspectors.com

<http://www.hdhomeinspectors.com>



RESIDENTIAL REPORT(NEW)

410 Mayellen Ave
San Jose, CA 95126

Sandy Kay
JANUARY 26, 2023



Inspector

Jim Loring

510-556-9811

jim@hdhomeinspectors.com

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SUMMARY



RECOMMENDATION

- ⊖ 2.2.1 Roof - Coverings: Delamination
- ⊖ 2.2.2 Roof - Coverings: Soft spots on roof
- ⊖ 2.3.1 Roof - Roof Drainage Systems: Downspout Drain Near House
- ⊖ 2.4.1 Roof - Flashings: Fasteners not sealed
- ⊖ 3.2.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking
- ⊖ 3.2.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking (minor)
- ⊖ 3.3.1 Exterior - Siding, Flashing & Trim: Cracking (minor)
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Crack - Minor
- ⊖ 4.2.2 Basement, Foundation, Crawlspace & Structure - Foundation: Notch in support beam
- ⊖ 5.3.1 Heating - Normal Operating Controls: Inoperable
- ⊖ 6.3.1 Plumbing - Drain, Waste, & Vent Systems: Sink loose
- ⊖ 6.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Improper install (TPR Valve)
- ⊖ 6.5.2 Plumbing - Hot Water Systems, Controls, Flues & Vents: Leaking
- ⊖ 7.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel not secured properly
- ⊖ 7.3.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double-tapped breakers
- ⊖ 7.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Outdated wiring present
- ⊖ 7.5.1 Electrical - Lighting Fixtures, Switches & Receptacles: Exterior outlet cover/protector not present
- ⊖ 7.5.2 Electrical - Lighting Fixtures, Switches & Receptacles: Open ground
- ⊖ 7.5.3 Electrical - Lighting Fixtures, Switches & Receptacles: Loose wire (exterior)
- ⊖ 8.3.1 Doors, Windows & Interior - Windows: Sealant needed
- ⊖ 8.4.1 Doors, Windows & Interior - Floors: Moderate Wear
- ⊖ 8.6.1 Doors, Windows & Interior - Ceilings: Cosmetic
- ⊖ 8.7.1 Doors, Windows & Interior - GFCI & AFCI: GFCI outlet inoperable

- ⊖ 8.9.1 Doors, Windows & Interior - Steps, Stairways & Railings: Damage deterioration
- ⊖ 8.11.1 Doors, Windows & Interior - Countertops & Cabinets: Countertop Cracked/Chipped
- ⊖ 12.3.1 Garage - Floor: Cracking minor

1: INSPECTION DETAILS

1.1	General
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Information

General: In Attendance

Home Owner, Client's Agent

General: Style

Craftsman

General: Occupancy

Vacant

General: Weather Conditions

Clear

General: Temperature (approximate)

69 Fahrenheit (F)

General: Type of Building

Single Family

2: ROOF

2.1	General
2.2	Coverings
2.3	Roof Drainage Systems
2.4	Flashings
2.5	Skylights, Chimneys & Other Roof Penetrations
2.6	Wood awning

Information

General: Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

General: Inspection Method

Ladder



Observations

2.2.1 Coverings

DELAMINATION

We observed one or more areas of delamination. Delamination is separation of the surface layer of asphalt. We recommend a qualified roofing contractor make necessary corrections.

Recommendation

Contact a qualified roofing professional.



2.2.2 Coverings**SOFT SPOTS ON ROOF**

We observed soft spots on roof. We recommend a qualified roofer make corrections as needed.

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Drainage Systems**DOWNSPOUT DRAIN NEAR HOUSE**

One or more downspout drains are too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. We recommend a gutter contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor



2.4.1 Flashings

FASTENERS NOT SEALED

We observed one or more fasteners that were not sealed. To prevent moisture intrusion, we recommend a qualified roofing contractor make corrections as needed.

Recommendation

Contact a qualified roofing professional.





3: EXTERIOR

3.1	General
3.2	Walkways, Patios & Driveways
3.3	Siding, Flashing & Trim
3.4	Decks, Balconies, Porches & Steps
3.5	Eaves, Soffits & Fascia
3.6	Vegetation, Grading, Drainage & Retaining Walls
3.7	Storage/ shed
3.8	Fence
3.9	Masonry wall
3.10	Roof extensions/ patio coverings

Information

General: Inspection Method

Visual

Walkways, Patios & Driveways:

Driveway Material

Asphalt

Siding, Flashing & Trim: Siding

Material

Stucco

Siding, Flashing & Trim: Siding Style

Stucco

Decks, Balconies, Porches & Steps: Appurtenance

N/A

Decks, Balconies, Porches & Steps: Material

N/A

Observations

3.2.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING

We observed cracks in one or more areas, which may indicate movement in the soil. We recommend a concrete contractor make corrections as needed.

Recommendation

Contact a qualified concrete contractor.



3.2.2 Walkways, Patios & Driveways

WALKWAY CRACKING (MINOR)

Cracking was observed on the front step and one or more walkway bricks mortar has cracked. We recommend referring to a qualified professional seal cracks and make corrections as needed.

Recommendation

Contact a qualified masonry professional.



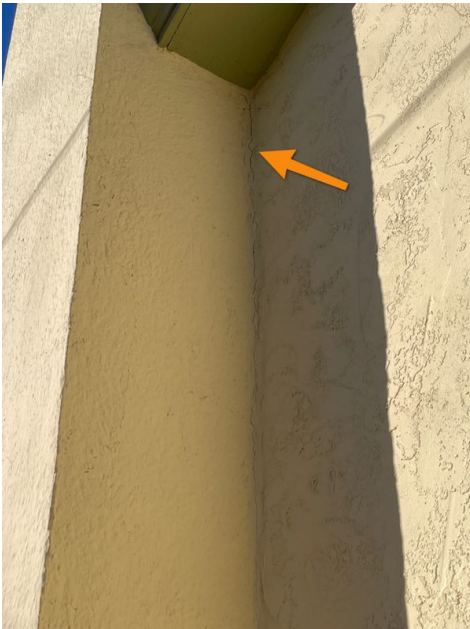
3.3.1 Siding, Flashing & Trim

CRACKING (MINOR)

Cracking was observed at one or more points on the exterior. We recommend sealing/treating cracks by a qualified handyman contractor.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

PAIN/FINISH FAILING

We observed paint/finish failing in one or more areas. This can lead to deterioration and rot of the material. We recommend a qualified painting contractor make necessary corrections.

Recommendation

Contact a qualified painting contractor.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

We observed tree overhang above/near roof. This can cause damage to the roof and prevent proper drainage. We recommend a qualified tree service make corrections as needed.

Recommendation

Contact a qualified tree service company.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

4.1	General
4.2	Foundation
4.3	Basements & Crawlspace
4.4	Vapor Retarders (Crawlspace or Basement)
4.5	Floor Structure
4.6	Wall Structure
4.7	Ceiling Structure

Information

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Dirt, Stone

Floor Structure: Material

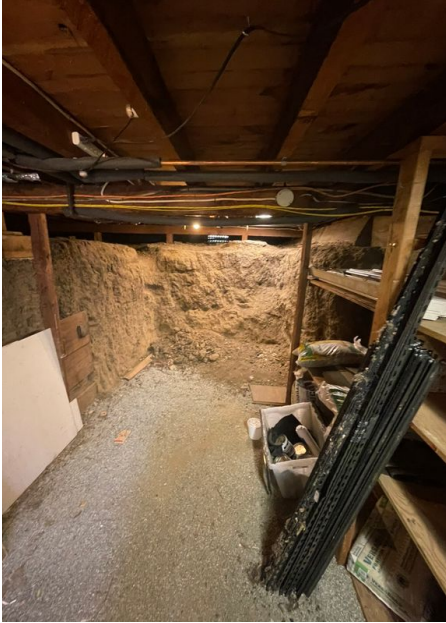
Concrete, Wood Beams, Post and peer

Floor Structure: Sub-floor

Plank

General: Inspection Method

Crawlspace Access



Observations

4.2.1 Foundation

FOUNDATION CRACK - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. We recommend monitoring for more serious shifting/displacement.

Recommendation

Recommend monitoring.





4.2.2 Foundation

NOTCH IN SUPPORT BEAM

We observed a notched out section of a supporting beam and recommend a qualified foundation or handyman contractor to reinforce beam.

Recommendation

Contact a qualified professional.



5: HEATING

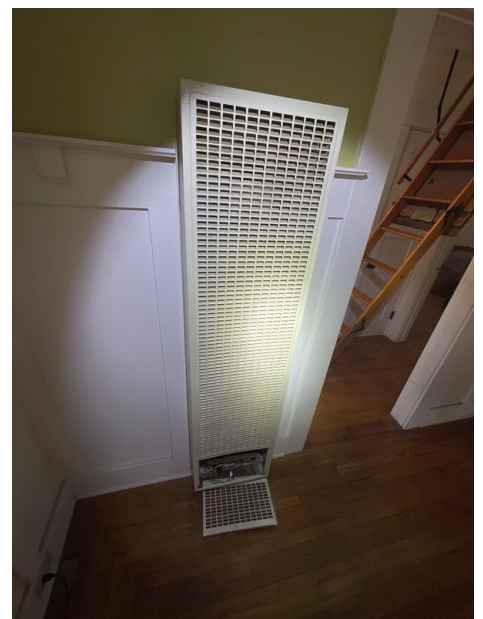
5.1	General
5.2	Equipment
5.3	Normal Operating Controls
5.4	Distribution Systems

Information

General: Heater was operating at time of inspection

Equipment: Brand
Williams

Equipment: Energy Source
Natural Gas



Equipment: Heat Type
Wall furnace, Gas-Fired Heat

Distribution Systems: Ductwork
N/A

General: AFUE Rating
80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Limitations

General

INOPERABLE

Furnace did not turn on using normal operational controls and pilot light was off.

We recommend a qualified HVAC make corrections as needed.



Observations

5.3.1 Normal Operating Controls

INOPERABLE

Thermostat was inoperable. Possible replacement needed. This can be a DIY project or refer to a qualified HVAC contractor if needed.

Recommendation

Contact a qualified professional.



6: PLUMBING

6.1	General
6.2	Main Water Shut-off Device
6.3	Drain, Waste, & Vent Systems
6.4	Water Supply, Distribution Systems & Fixtures
6.5	Hot Water Systems, Controls, Flues & Vents
6.6	Fuel Storage & Distribution Systems

Information

General: Filters

None

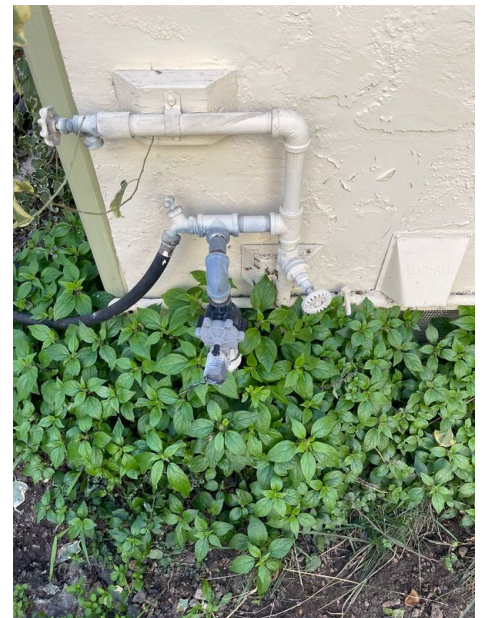
General: Water Source

Public

Main Water Shut-off Device:

Location

Front left



Drain, Waste, & Vent Systems:

Material

Chrome, Galvanized, Cast iron

Water Supply, Distribution Systems & Fixtures: Distribution

Material

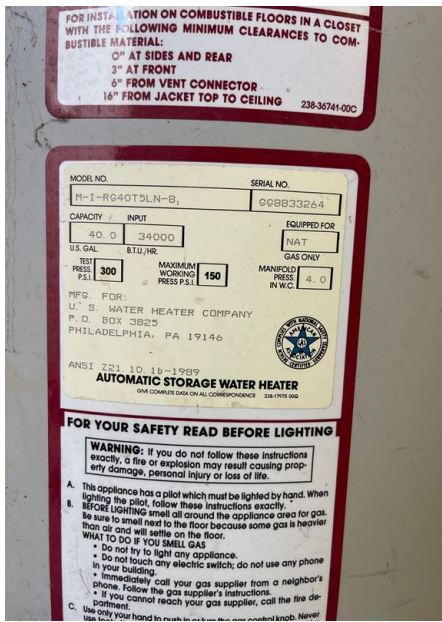
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Copper

**Hot Water Systems, Controls,
Flues & Vents: Capacity**
40 gallons



**Hot Water Systems, Controls,
Flues & Vents: Location**
Crawlspace

**Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type**
Gas

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**

Gas Meter, Back right



Drain, Waste, & Vent Systems: Drain Size

1 1/2", 2", 3 in



Hot Water Systems, Controls, Flues & Vents: Manufacturer

Security

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.



Observations

6.3.1 Drain, Waste, & Vent Systems

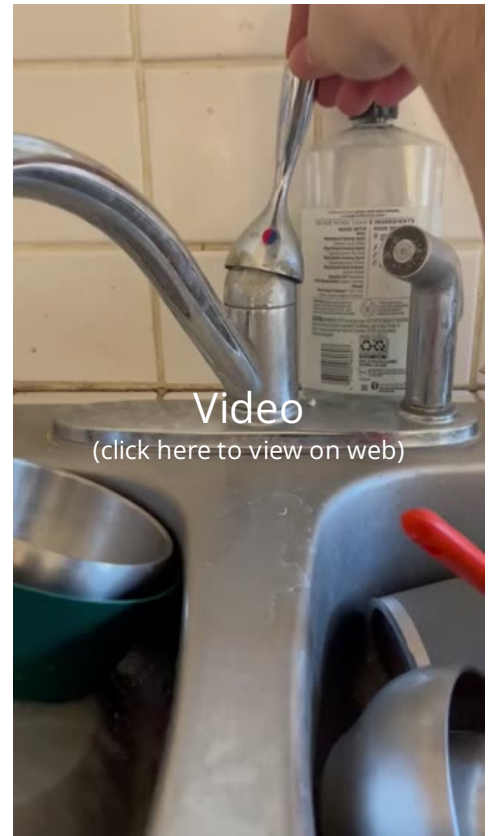
SINK LOOSE

KITCHEN

We observed the kitchen sink is loose. We recommend a qualified plumber or handyman to make necessary corrections

Recommendation

Contact a qualified professional.



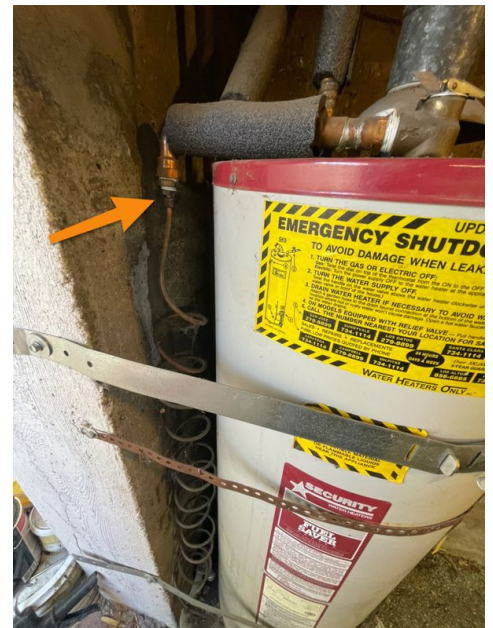
6.5.1 Hot Water Systems, Controls, Flues & Vents

IMPROPER INSTALL (TPR VALVE)

We observed an improper install of TPR valve extension pipe and recommend a qualified HVAC/plumbing contractor make corrections as needed.

Recommendation

Contact a qualified professional.



6.5.2 Hot Water Systems, Controls, Flues & Vents

LEAKING

The bottom of the water heater is rusted and leaking. We recommend replacing water heater by a qualified plumbing or HVAC contractor.

Recommendation

Contact a qualified professional.



7: ELECTRICAL

7.1	General
7.2	Service Entrance Conductors
7.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device
7.4	Branch Wiring Circuits, Breakers & Fuses
7.5	Lighting Fixtures, Switches & Receptacles

Information

**Service Entrance Conductors:
Electrical Service Conductors**

Overhead, 120 Volts, 220 Volts



**Main & Subpanels, Service &
Grounding, Main Overcurrent**

Device: Panel Type

Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**

Front right

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex, Concealed

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D



Observations

7.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL NOT SECURED PROPERLY

GARAGE

Panel was not secured properly. We recommend a qualified professional to secure panel.

Recommendation

Contact a qualified professional.



7.3.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE-TAPPED BREAKERS

GARAGE

We observed a double-tapped breaker. We recommend installing a separate breaker by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



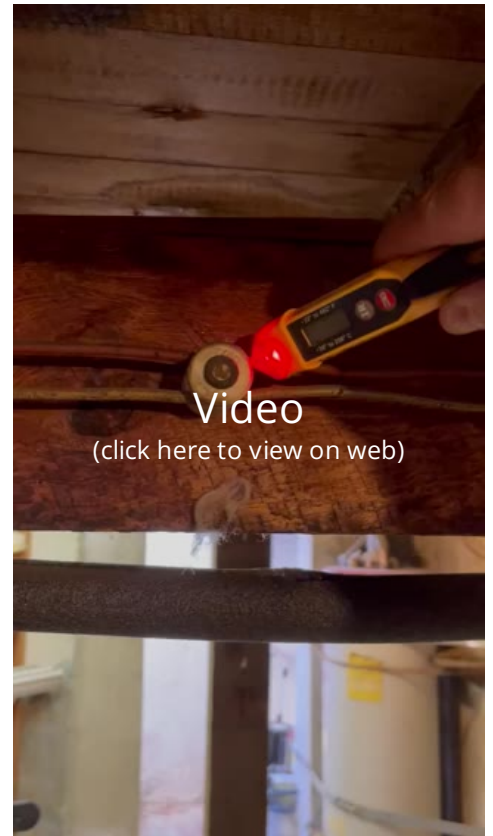
7.4.1 Branch Wiring Circuits, Breakers & Fuses

OUTDATED WIRING PRESENT

We observed an outdated knob and tube at the time of inspection. We recommend an electrical contractor to determine if upgrade is necessary.

Recommendation

Contact a qualified electrical contractor.



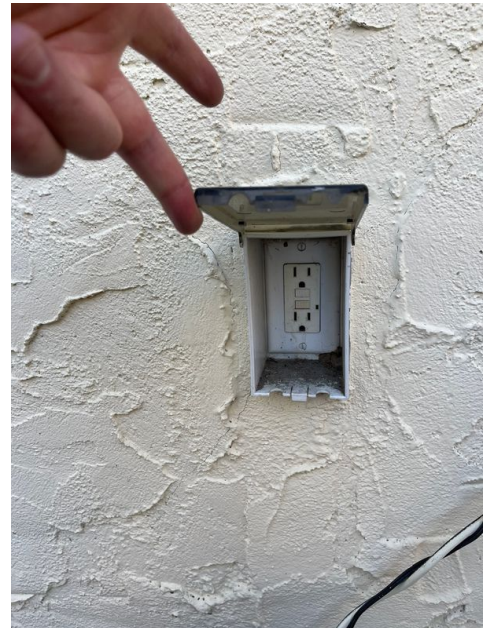
7.5.1 Lighting Fixtures, Switches & Receptacles

EXTERIOR OUTLET COVER/PROTECTOR NOT PRESENT

We observed one or more exterior outlet cover/protector missing. We recommend a qualified electrical contractor make corrections as needed.

Recommendation

Contact a qualified electrical contractor.



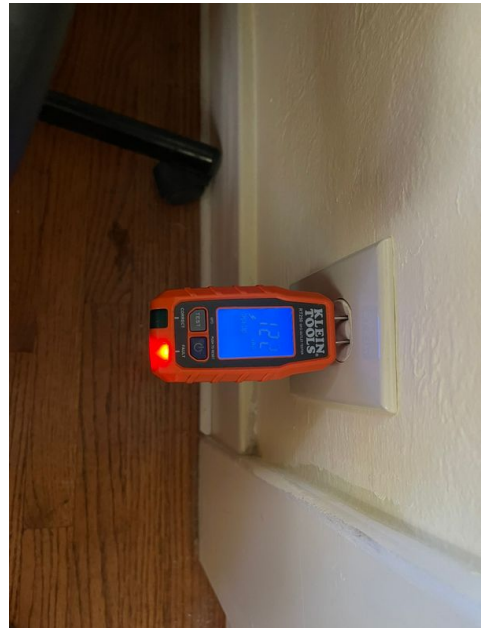
7.5.2 Lighting Fixtures, Switches & Receptacles

OPEN GROUND

We observed one or more outlets with an open ground reading and recommend a qualified electrical contractor make corrections as needed.

Recommendation

Contact a qualified electrical contractor.



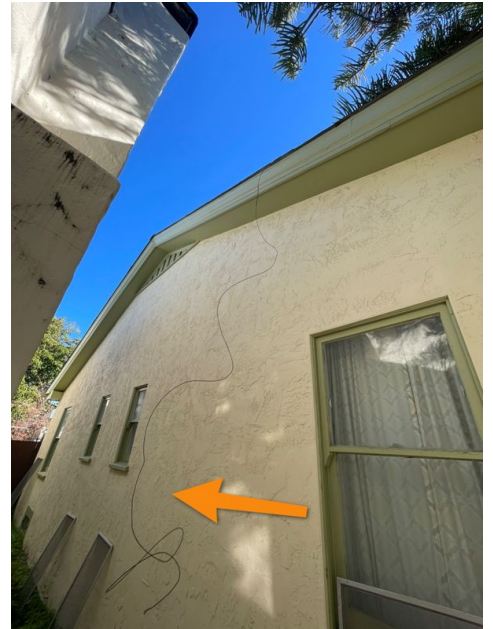
7.5.3 Lighting Fixtures, Switches & Receptacles

LOOSE WIRE (EXTERIOR)

A loose wire was hanging from the side of the house. We recommend having it secured or removed by a qualified contractor.

Recommendation

Contact a qualified professional.



8: DOORS, WINDOWS & INTERIOR

8.1	General
8.2	Doors
8.3	Windows
8.4	Floors
8.5	Walls
8.6	Ceilings
8.7	GFCI & AFCI
8.8	Smoke Detectors
8.9	Steps, Stairways & Railings
8.10	Carbon Monoxide Detectors
8.11	Countertops & Cabinets

Information

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Single Pane

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Plaster

Ceilings: Ceiling Material

Plaster

Smoke Detectors: General
Countertops & Cabinets:
Cabinetry

Wood

Countertops & Cabinets:
Countertop Material

Tile

Observations

8.3.1 Windows

SEALANT NEEDED

We observed one or more windows with deteriorating sealant, and recommend having it resealed by a qualified handyman or window contractor.

Recommendation

Contact a qualified professional.



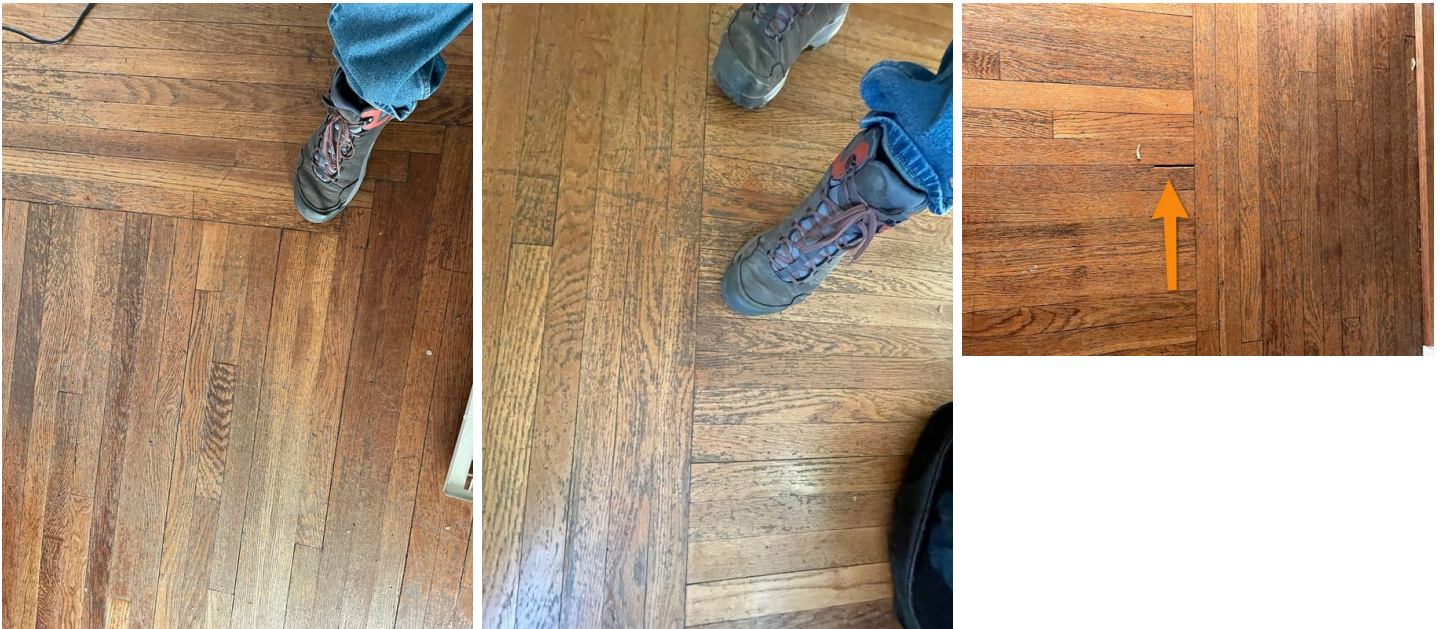
8.4.1 Floors

MODERATE WEAR

Floors in the home exhibited moderate surface wear along major paths of travel. We recommend a qualified flooring contractor evaluate for possible refinish.

Recommendation

Contact a qualified flooring contractor





8.6.1 Ceilings

COSMETIC

Recommendation

Contact a qualified professional.





8.7.1 GFCI & AFCI

GFCI OUTLET INOPERABLE

BATHROOM

GFCI outlet would not trip and recommend having it replaced by a qualified handyman or electrician.

Recommendation

Contact a qualified professional.



8.9.1 Steps, Stairways & Railings

DAMAGE DETERIORATION

CRAWL SPACE

We observed deterioration of parts of the concrete stair case and recommended a qualified contractor make necessary corrections as needed.

Recommendation

Contact a qualified professional.



8.11.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

Sink countertop is cracked and recommend having it sealed or repaired.

Recommendation

Contact a qualified countertop contractor.



9: FIREPLACE

9.1	General
9.2	Vents, Flues & Chimneys
9.3	Lintels
9.4	Damper Doors
9.5	Cleanout Doors & Frames

Information

General: Type/fuel source

Wood

Limitations

General

FIREPLACE SEALED

Fireplace sealed off and not in use at time of inspection.



10: ATTIC, INSULATION & VENTILATION

10.1	General
10.2	Attic Insulation
10.3	Ventilation
10.4	Exhaust Systems
10.5	Ceiling

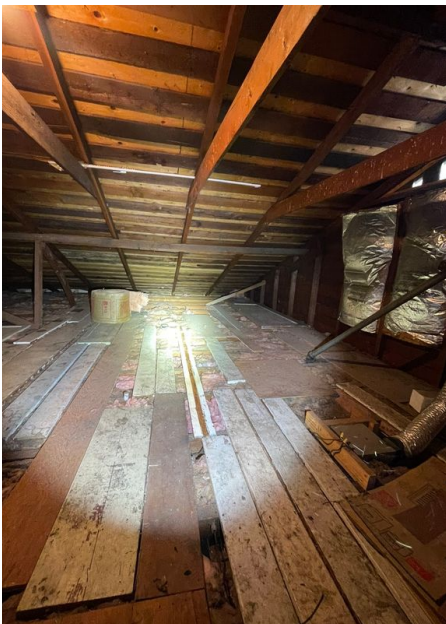
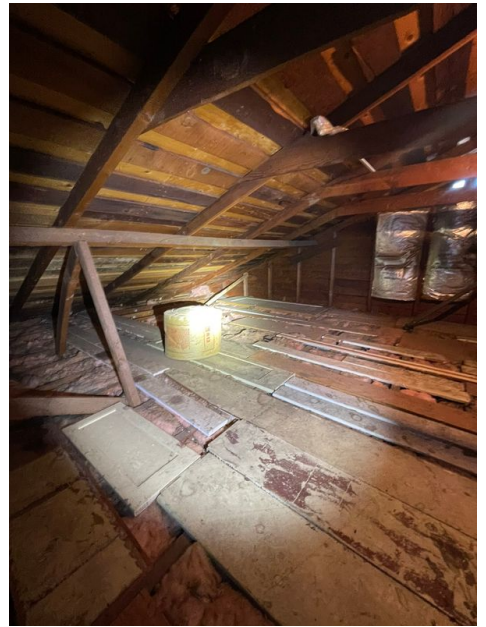
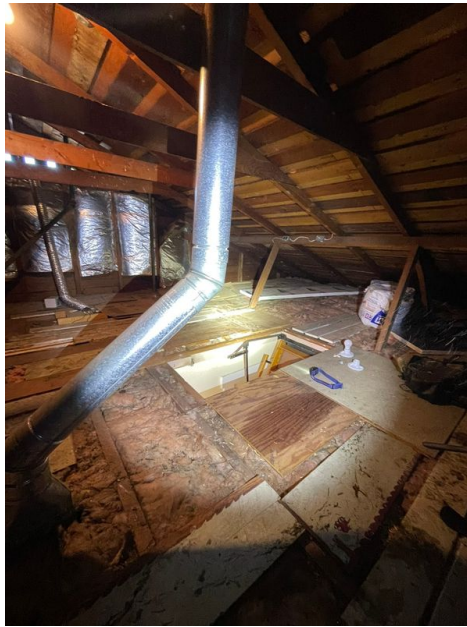
Information

Attic Insulation: Insulation Type
Batt, Fiberglass

Ventilation: Ventilation Type
Gable Vents

Exhaust Systems: Exhaust Fans
Fan Only

General: Attic access



11: BUILT-IN APPLIANCES

11.1	General
11.2	Refrigerator
11.3	Range/Oven/Cooktop
11.4	Garbage Disposal

Information

General: Laundry hook up



Range/Oven/Cooktop:
Range/Oven Energy Source
 Gas

Refrigerator: Brand Frigidaire



Garbage Disposal: Not Present

**Range/Oven/Cooktop: Exhaust
 Hood Type**
 Vented

Range/Oven/Cooktop: Range/Oven Brand

General Electric, Maytag



12: GARAGE

12.1	General
12.2	Ceiling
12.3	Floor
12.4	Walls & Firewalls
12.5	Garage Door
12.6	Garage Door Opener
12.7	Occupant Door (From garage to inside of home)
12.8	Garage Roof

Information

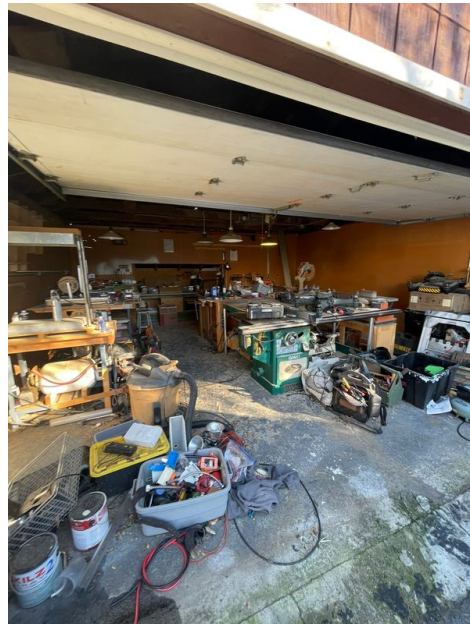
Garage Door: Material

Metal

Garage Door: Type

Sliding, Manual

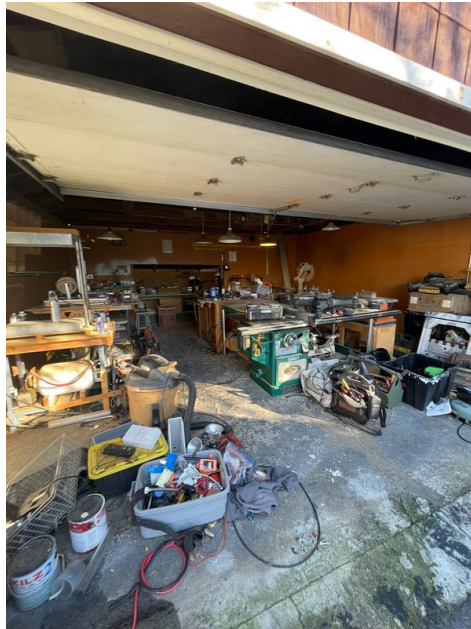
General: Visual Inspection



Limitations

General

LIMITED INSPECTION DUE TO OCCUPANTS BELONGINGS.



Observations

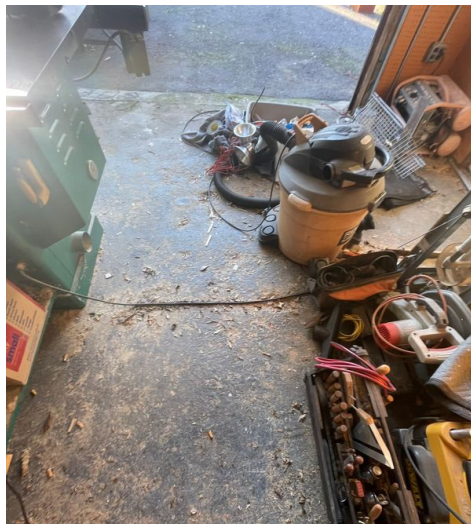
12.3.1 Floor

CRACKING MINOR

We observed one or more crack(s) on garage floor. We recommend referring to a qualified professional to seal or treat cracks.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
