



## RESIDENTIAL INSPECTIONS AND CONSULTANTS

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# SUMMARY REPORT

**Client:** Jill & Brad Varvell  
**Realtor:**  
**Inspection Address:** 1268 Singletary, San Jose CA. 95126  
**Inspection Date:** 07/28/2003 Start: 12:00 pm End: 1:30 pm  
**Inspected by:** Lorne Steiner

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Service*

## **Structural**

### **Structural Elements**

#### **Floor Structure**

1.1 - The subfloor framing members were framed with floor joists girders and solid sheathing

### **Raised Foundation or Basement**

#### **General Comments and Description**

1.2 - The foundation is a circa nineteen-twenties type that should be evaluated by a specialist

#### **Method of Evaluation**

1.3 - We were unable to access the raised foundation beneath the addition due to lack of clearance

#### **Poured Concrete Walls**

1.4 - There are rotated or v-formation cracks in the poured concrete walls repairs or replacement is necessary

1.5 - There were no bolts observed to secure the home to the foundation

1.6 - There was a faulty grade condition observed which is allowing moisture intrusion into the subarea

#### **Crawlspace**

1.7 - A support post is not fully supported by the concrete pier beneath it modifications are recommended

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### **Cripple Walls**

1.8 - The cripple walls are not reinforced with shear bracing

### **Plumbing**

1.9 - A plumbing leak was observed in the subarea

### **Non Standard Foundation Components**

1.10 - The concrete footing beneath the rear addition does not meet industry standards and should be replaced

## **Exterior**

### **Exterior Features**

#### **Curbs gutters & sidewalks**

2.1 - Significant cracks were observed in the concrete curb gutter and sidewalk which could pose a trip hazard

#### **Steps and Handrails**

2.2 - The steps on the property have unequal treads or risers which could prove to be a trip-hazard

### **Wall Covering**

#### **Wall Covering Observations**

2.3 - There are stress fractures in the stucco around the windows and doors

2.4 - The stucco extends to the soil without the benefit of a weep-screed

### **Site Comments**

#### **Renovated Property Comments**

2.5 - The property has been renovated for which documentation should be requested

### **Grading and Drainage**

#### **Interior-Exterior Elevations**

2.6 - There is evidence of moisture intrusion within the residence that should be evaluated

## **Plumbing**

### **Water Heaters**

#### **Pressure Release Valve and Discharge Pipe**

4.1 - The pressure relief valve on the water heater is too short to meet industry standards

## **Electrical**

### **Main Panel**

#### **Main Panel**

5.1 - The main electrical panel incorrectly penetrates both protective membranes of the garage firewall

5.2 - There were conditions in the main panel which require attention as noted in the report

#### **Wiring**

5.3 - The house is wired with suspect knob-and-tube wiring that should be evaluated by an electrician

#### **Circuit Breakers**

5.4 - Three 20 amp breakers in the main panel are serving undersized wires and should be serviced

### **Sub Panels**

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### **Exterior Cover Panel**

5.5 - The exterior cover of the electrical sub-panel has loose or missing hinges that should be serviced

## **Heat**

### **Heat System 1**

#### **Gravity Furnace**

6.1 - This furnace has exceeded its normal life expectancy and should be replaced with a new one

#### **Ducts With Asbestos-Containing Insulation**

6.2 - Ducts with a known asbestos-containing material are variously damaged

## **Chimney**

### **Other Chimney**

#### **Chimney Stack or Walls**

8.1 - The chimney does not meet the 3-2-10 drafting rule and you should seek a second opinion

#### **Chimney Flue**

8.2 - The bricks and mortar in the chimney are deteriorated and crumbling replacement is recommended

## **Living**

### **Living**

#### **A Probable Renovation or Addition**

9.1 - The living room appears to have been remodeled or part of an addition

### **Den**

#### **Walls and Ceiling**

9.2 - There is evidence of moisture intrusion that should be further evaluated by a specialist

## **Bedrooms**

### **Master Bedroom**

#### **Floor**

10.1 - The bedroom floor was sloping as were others in the home due to foundation settlement

#### **Smoke Detectors**

10.2 - There is no smoke detector in the bedroom and one may not be required but this should be verified

### **Bedroom 2**

#### **Smoke Detectors**

10.3 - There is no smoke detector in the bedroom and one may not be required but this should be verified

## **Bathrooms**

### **Jack-Jill Bathroom**

#### **Tub-Shower**

11.1 - The tub stopper mechanism was non functional this should be repaired

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#### **Toilet**

11.2 - The toilet is loose and should be secured

#### **Outlets**

11.3 - The bathroom sink outlet should be upgraded to have ground-fault protection

### **Common**

#### **Kitchen**

##### **Floor**

12.1 - The floor in the kitchen is out of level and should be evaluated

##### **Wiring**

12.2 - There was exposed electrical wiring observed in the kitchen cabinet this should be protected

#### **Laundry**

##### **Trap and Drain**

12.3 - The drain line for the washing machine is less than 2 in diameter

##### **Outlets**

12.4 - The ungrounded obsolete outlets in the laundry room should be upgraded

#### **Garage**

##### **Slab**

12.5 - The garage slab is integral and has cracked and settled and should be evaluated by an engineer

12.6 - There is a structural fracture in the stem wall of the garage footing that should be evaluated

##### **Walls and Ceiling**

12.7 - Evidence of wood destroying insect activity was observed treatment and repairs are necessary

##### **Outlets**

12.8 - The outlets in the garage should be upgraded to have ground-fault protection