

HOMESHIELD INSPECTIONS, LLC

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RESIDENTIAL INSPECTION REPORT

6068 Golden Vista Dr
San Jose, CA 95123

Fariba Lance
AUGUST 15, 2023



Inspector
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1: INSPECTION DETAILS

Information

In Attendance

Listing Agent

Occupancy

Vacant

Style

3 Story

Type of Building

Single Family

Weather Conditions

Clear

Inspected by Eric Hauger

Estimated Age and Size:

Built in 2015, Approx. 2555 sqf.

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property.

2: ROOF

Information

Inspection Method Ground	Roof Type/Style Hip	Coverings: Material Tile
Roof Drainage Systems: Gutter Material Aluminum	Flashings: Material Aluminum	

Inspected by Eric Hauger

It is important to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

**Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.*

Roof Drainage Systems: Inspected by Eric Hauger

Gutters inspected. I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

**Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.*



Flashings: Inspected by Eric Hauger

Flashing was installed where it needs to be and is in good condition. No deficiencies to report.

3: EXTERIOR

Information

Inspection Method

Visual

Foundation: Material

Concrete

Siding, Flashing & Trim: Siding Material

Stucco, Wood

Siding, Flashing & Trim: Siding Style

Traditional

Exterior Doors: Exterior Entry Door/Side Door

Glass, Wood

Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers

Decks, Balconies, Porches & Steps: Appurtenance

Patio

Decks, Balconies, Porches & Steps: Material

Pavers

Inspected by Eric Hauger

The exterior of every home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. It is important monitor the buildings exterior for its condition and weathertightness.

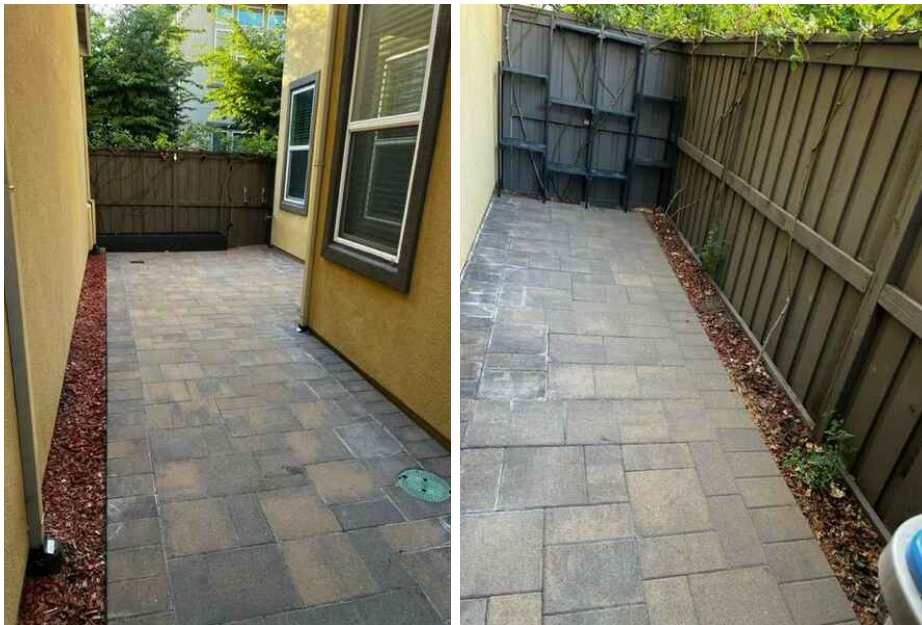
Check the condition of all exterior materials and look for developing patterns of damage or deterioration. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Siding, Flashing & Trim: Inspected by Eric Hauger

**A general rule of thumb is to keep a few inches of space between your siding and the vegetation. This allows proper airflow and a viewing avenue for homeowners and pest control professionals to keep a lookout for vulnerable pest entry points.*

Decks, Balconies, Porches & Steps: Inspected by Eric Hauger

I inspected the porches, patios, decks, balconies and side yards at the house that were within the scope of the home inspection.



Eaves, Soffits & Fascia: Inspected by Eric Hauger

I inspected the eaves, soffits, fascia, and trim. No deficiencies to report.

4: KITCHEN

Information

Dishwasher: Brand
Monogram

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

Range/Oven/Cooktop:
Range/Oven Brand
GE, Monogram

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Inspected by Eric Hauger

I ran water at sinks. Hot/Cold water temperature and pressure was tested. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. No signs of leaks from plumbing. Water in sink drains properly. No deficiencies to report.

Range/Oven/Cooktop: Eric Hauger

I inspected for gas leaks. The stove/oven was clean and operating at time of inspection. No deficiencies to report.

Limitations

General

INSPECTED BY ERIC HAUGER

Refrigerator not present during time of inspection.



5: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground



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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Unknown

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Inspected by Eric Hauger

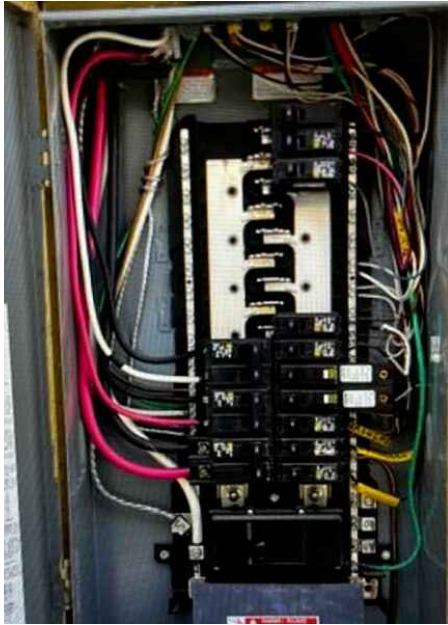
It is important to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Inspected by Eric Hauger

During my inspection of the electrical box I looked for signs of over heated wiring and arcing, rust (which would signify moisture in the panel box), double taps (2 wires in one breaker), and correct breaker/wire gauges.

No deficiencies to report.



6: PRIMARY BEDROOM

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

General: Inspected by Eric Hauger

The room was clean and in good condition. AC/Heat blows into room adequately. Outlets grounded. Smoke detector/Carbon Monoxide detector combination. No deficiencies to report.



Alarm System Panel located in Primary Bedroom closet.

7: BEDROOM 2

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Carbon Monoxide Detectors:

Inspected by Eric Hauger

Smoke detector/Carbon Monoxide detector combination.

General: Inspected by Eric Hauger

The room was clean and in good condition. AC/Heat blows into room adequately. Outlets grounded. Smoke detector/Carbon Monoxide detector combination. No deficiencies to report.



8: BEDROOM 3

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Carbon Monoxide Detectors:

Inspected by Eric Hauger

Smoke detector/Carbon Monoxide detector combination.

General: Inspected by Eric Hauger

The room was clean and in good condition. AC/Heat blows into room adequately. Outlets grounded. Smoke detector/Carbon Monoxide detector combination. No deficiencies to report.



9: BEDROOM 4

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

**Carbon Monoxide Detectors:
Inspected by Eric Hauger**Smoke detector/Carbon
Monoxide detector combination.**General: Inspected by Eric Hauger**

The room was clean and in good condition. AC/Heat blows into room adequately. Outlets grounded. Smoke detector/Carbon Monoxide detector combination. No deficiencies to report.



10: LOFT ROOM

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Guardian

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

**Carbon Monoxide Detectors:
Inspected by Eric Hauger**
Smoke detector/Carbon
Monoxide detector combination.

General: Inspected by Eric Hauger

The room was clean and in good condition. AC/Heat blows into room adequately. Outlets grounded. Smoke detector/Carbon Monoxide detector combination. No deficiencies to report.



Furnace located in Loft Room closet.

11: PRIMARY BATHROOM

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

PVC

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**

PVC

Inspected by Eric Hauger

I ran water at all bathroom sinks, bathtubs, and showers. Hot/Cold water temperature and pressure was tested. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. No signs of leaks from plumbing. Water in sink drains properly. No deficiencies to report.



12: BATHROOM 2

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
PVC

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
PVC

General: Inspected by Eric Hauger

I ran water at all bathroom sinks, bathtubs, and showers. Hot/Cold water temperature and pressure was tested. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. No signs of leaks from plumbing. Water in sink drains properly. No deficiencies to report.



13: 1/2 BATH

Information

General: Inspected by Eric Hauger

I ran water at bathroom sink. Hot/Cold water temperature and pressure was tested. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. No signs of leaks from plumbing. Water in sink drains properly. No deficiencies to report.



14: BATHROOM 3

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
PVC

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
PVC

General: Inspected by Eric Hauger

I ran water at all bathroom sinks, bathtubs, and showers. Hot/Cold water temperature and pressure was tested. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. No signs of leaks from plumbing. Water in sink drains properly. No deficiencies to report.



15: LIVING ROOM

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Inspected by Eric Hauger

The room was clean and in good condition. AC/Heat blows into room adequately. Smoke alarm/Carbon Monoxide detector present. Outlets grounded.

Ceilings: Inspected by Eric Hauger

Crack noted below beam by front door/entrance of the house.

One light bulb on the Living Room ceiling was inoperable during time of inspection.



16: LAUNDRY ROOM

Information

Water Source

Unknown

Dryer Power Source

220 Electric, Gas

Dryer Vent

Metal

Main Water Shut-off Device:

Location

South

Drain, Waste, & Vent Systems:

Material

Copper

Exhaust Systems: Exhaust Fans

Fan Only

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Inspected by Eric Hauger

Washer and Dryer not present at time of inspection.



17: GARAGE

Information

Inspected by Eric Hauger

Garage:

Fire door present.

Water heater and garage door are operable.



Cooling Equipment: Brand

Lennox

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Exterior West

Heating Equipment: Brand

Lennox

Heating Equipment: Energy Source

Gas

Heating Equipment: Heat Type

Forced Air

Distribution System: Ductwork

Insulated

Distribution System: Configuration

Central

Inspected by Eric Hauger

The garage is in overall good condition and current with safety requirements.

**Door separating garage and home meets safety standards. (Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door)*

**Firewall separating the home and garage is compliant with modern building standards. (Firewalls should be built with materials to prevent the spreading of a fire into the home living space.)*



Cooling Equipment: Inspected by Eric Hauger

Cooling Equipment: *Energy Source/Type:*

Electrical, Central Split

Cooling Equipment: *Age:*

8 Years Old



18: MISC. INTERIOR

Information

Inspected by Eric Hauger

Closet located underneath staircase.

Pantry with door in Kitchen.

**Countertops & Cabinets:
Countertop Material**

Granite

**Countertops & Cabinets:
Cabinetry**

Wood



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.