

8/13/2009

SUMMARY REPORT

Amerispec Home Inspections
P.O. Box 2037
Boulder Creek, Ca. 95006
(831) 338-1000

Inspection No: 08130901
Dwelling: 21921 McClellan Rd.
Cupertino, CA.

Client: Fatekh Vergasov
Inspector: Mark Meserth

This summary is provided as a service to assist in verifying that noted items are in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

Exterior

1116. Foundation / Type **Review. A tree at right side is in contact with or very close to the dwelling. Trees this close can cause damage during winds or as the tree continues to grow can damage the foundation. Removal or other options to prevent such damage is recommended.**
1118. Patio **Review. Moisture damage was observed at roofing members at rear covered patio. Recommend repairs for safety.**
- Roof appears to be nailed to the structure, which may not be allowed, Bolts secured to the house framing are required by most municipalities. We recommend adding bolts as necessary.**

Garage

1302. Exterior **Review. Moisture damage fascia board observed at rear of garage, recommend repairs as necessary.**
- Siding is weathered, suggest staining, painting or sealing to preserve the remaining life of the siding.**
1305. Roof Conditions **Review. Moisture damage sheathing observed at roof. Recommend repairs as necessary.**

Basement / Crawl Combination

1665. Ventilation **Review. Crawlspace ventilation appears to be inadequate. Suggest additional ventilation be installed as required to ensure proper ventilation.**

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Heating

1903. Energy Source **Review. The flexible gas connection for the furnace passes through the furnace enclosure wall. The connector could vibrate or become pressed against the sharp sheet metal side of the enclosure. We recommend that a licensed air conditioning contractor use iron pipe inside the enclosure to help prevent possible damage to the gas line which might allow gas to leak.**

Laundry Area

2513. Dryer Hookups **Review. Recommend adding a cap on gas line for safety if an electric dryer is used.**

2514. Exhaust Fan **Review. None observed, we recommend an operable window or exhaust fan be installed in the laundry area for proper ventilation and moisture control.**

Family Room

2661. Floors **Review. Several cracked tiles were observed. Inspector was unable to determine cause. Recommend consulting with sellers.**

2663. Ceilings **Review. Pest damage observed at wood ceiling. It is suggested that the latest termite report be reviewed and repairs be made.**

2666. Windows **Review. Fog and condensation was noted in this double glazed insulated window pane. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.**

AmeriSpec Home Inspection Service

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