

**PREPARED FOR:**

Wenyan Wang  
Inspection Address: 380 Colorado Ave  
Palo Alto, CA

*Represented by:*

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370 Anita Ave  
Los Altos, CA

*Inspection Date: 10/4/2021*

**INSPECTOR: CRAIG MOORHEAD**

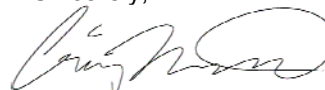
At your request, a home inspection of the property at 380 Colorado Ave was performed on 10/4/2021. WellHouse is pleased to submit the enclosed report. Thanks again for selecting our company, we appreciate the opportunity to be of service.

Cosmetic considerations are not within the scope of this report. Interested parties should examine the portions of this house that are of concern prior to closing, including appliances, interior wall coverings, floor coverings, levelness of floors, etc. Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, we can inspect only what is visually accessible. Moving furniture or personal storage, lifting carpet, any dismantling, or lighting gas pilots are not within the scope of this inspection. The intent of the inspection was to give a general view of the buildings condition at the time of inspection. While specific conditions were noted in this report, the purpose was to include the observations made during the inspection. This report should not be construed as a complete list of every possible condition and no attempt to identify and document every condition was made or implied.

Conditions of a property over time can change or be changed. The information contained within the report reflects the observations and opinions of the inspector at the time the inspection was performed with the general age and construction type taken into consideration. Comments regarding possible observed conditions or recommendations are not intended as criticisms toward the building, rather, they are offered as a professional opinion pertaining to the present condition of the property. Items may have been included in report which are referred to as upgrades. These have been included where the inspector felt they might be beneficial to enhance the property.

This report was prepared for Wenyan Wang. In the event that the inspection report has been prepared for a seller, WellHouse is authorizing its use in assisting the seller to fill-out the property disclosures. Furthermore, we will return to the property, for a fee, and perform a "walk-through" with a buyer to explain and clarify the content of the report. Your attention is directed to the Agreement For Home Inspection Services, a copy of which is attached. It more specifically delineates the scope of the inspection and the limit of WellHouse's liability in performing this inspection.

Sincerely,



Craig Moorhead  
WellHouse Corporation - Building Inspections

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## 1. Overview

*The property was a two story single family building which appeared to be approximately 9 years old when inspected. It was this inspectors opinion that the general condition of the building when inspected appeared to be average to above average as compared with homes of similar age, type and/or location. Items were included within this report which were in need of attention. The weather at the time of the inspection included generally dry conditions and a temperature of approximately 80 to 90 degrees. The weather prior to the date of inspection has included generally dry conditions. Please read each section of this report, and feel welcome to call our office if you have questions. Other report(s) and/or scheduled inspections, that we were aware of at the time this report was prepared, included the pest control report. It is recommended that you refer to these for additional information. The inspection has been performed in a manner generally consistent with the standards of practice of the "American Society of Home Inspectors" (ASHI). Effort has been put into the design and layout of this report so that it is clear and understandable. It is organized into sections according to building systems. Each section generally includes "description" paragraphs (following the section heading) containing the items which were inspected and which contains information regarding the specific system (i. e. : plumbing). When appropriate, cross references to other sections may have been included. The "Observed Conditions" paragraph contains items that were inspected and warranted comment. This may include comments for informational purposes, elements that need attention or repair, possible hazardous conditions, or items that were extraordinarily good. A specific recommendation is included as part of an Observed Condition when the inspector felt it was warranted. "General Comments" paragraphs are included when pertinent.*

*References to "front, back, left, or right" locations of the building are generally from the point-of-view that the entry is at the front elevation and faces the public access (sidewalk). As a general note, the report may include references regarding further inspection and/or repair. It is assumed that this would be performed by a qualified / licensed contractor, engineer and/or architect. A contractor in this context is a licensed individual or company who performs construction and/or corrective work. An engineer or architect if called upon, would provide in-depth further investigation prior to corrective work when / if needed and would provide in-depth study of a condition and dictate specific needed repairs which could then be performed by a contractor.*

## 2. Utility / Service Shut-Off Locations

### **ELECTRIC:**

*The electrical utility service meter was located at the exterior left area with the main panel / disconnect located near the meter. Interested parties should refer to the electrical section of this report for additional information.*

### **GAS:**

*Provisions for natural gas were noted. A gas meter was located at the exterior left area of the building. The gas supply can be shut-off by turning the valve (located at the service line between the ground and the meter) 90 degrees. A gas valve shut-off wrench was NOT located near the meter when examined. It is a good idea, and strongly suggested, that a wrench be kept near the meter for quick access in the event of an emergency since this valve cannot be turned by hand. An automatic seismic shut-off device was NOT installed adjacent to the meter at the time of inspection. These devices are designed to automatically turn off the gas when excessive shaking is detected. Interested parties should refer to the manufacturers literature and become familiar with how to operate/reset the safety device.*

### **WATER:**

*The water service shut-off valve was located at the left of the building. This can be shut-off by turning the valve (located near the ground). Service valves are seldom operated and may begin to leak if / when operated, therefore, these are not tested during the course of inspection. The water service piping leading into the house was copper where visible.*

## 3. Site & Topography

### **SOILS/GROUNDS:**

*The topography of the site was generally flat. The grading of the soil adjacent to the structure was generally flat and/or sloping away. During the course of inspection observations were made to indicate that the soil was of a moderately expansive type as related to expansiveness and drainage characteristics. It will likely expand as it absorbs moisture and contract as it dries out and can have an effect on the structures and/or flatwork constructed on the ground surface. Therefore, maintaining constant moisture content of the soil is a desired goal. This was only a visual observation and no tests or sampling of the soil were made; for detailed information it is recommended to contact a local soils specialist. Concrete sidewalk(s) were installed at the perimeter of the property. Wood fences were generally installed at the general perimeter areas. Inspection of these was cursory only intending to identify the general condition. Provisions for underground perimeter site drainage were noted at exterior and visible generally at the rain gutter down spouts and/or adjacent site locations. No opinion was rendered regarding the effectiveness of the system and the drain emitter location(s) were not ascertained.*

### **FLATWORK:**

*Concrete pavers were installed at the driveway. These are generally set on compacted sand and have the perimeters anchored. The field pavers are set together without mortar. Stone flatwork was noted at the front and back porches and at the back/left patio/walkway. The flatwork included interlocking pavers at the various walkways. These are generally set on compacted sand and have the perimeters anchored. The field pavers are set together without mortar.*

### **AMENITIES:**

*A landscape watering system was installed and included automatic / timer controls. Inspection of the system was generally not included.*

**Observed Site Conditions:**

- 3.1. The sidewalk was in generally good condition when inspected. Small cracks were noted in the surface that ranged from hairline to 1/4 inch, however, this is a common condition and no significant gaps or unevenness was visible. It is recommended to monitor these areas for possible gaps and/or lifting. Periodic repair may be needed to keep these areas free of tripping hazards and safe for pedestrians. While some local municipalities will provide repairs to the sidewalks, it is more common for this to be the responsibility of the homeowner.
- 3.2. The wood fence(s) were in generally good condition where visible.
- 3.3. The rain gutter down spout and underground drain leader were misaligned at the right exterior and would likely allow water to drain onto the ground.
- 3.4. Depressions/settling was noted in the concrete paver flatwork surface and will likely allow water to pond and promote further localized settling. This has resulted in unevenness up to about 1 inch adjacent to the sidewalk and presents a possible trip hazard. Further attention/modification is recommended.
- 3.5. No notable cracks were visible in the stone walkway(s) with the general condition of the surface being generally good when inspected.
- 3.6. Loose stone tile facing was noted at the back porch step and was in need of repair.

**General Site Comments:**

- 3.7. As a preventative measure, the existing drainage system should be maintained to allow water from the rain gutter downspouts to remain diverted away from the building foundation. Also, where applicable, the soil adjacent to the house should be (kept) sloped so water drains away from the building. (Possible) gaps between the house and concrete flatwork should be periodically sealed to prevent moisture penetration. These measures can help to maintain consistency in the soil moisture and may help reduce possible future building settlement.
- 3.8. Trees and/or foliage were noted near the building and/or roof surface. The foliage should be kept trimmed to prevent contact with the building and will likely require periodic maintenance. Tree roots may have an impact on a building foundation, therefore, large trees should be kept at a distance from the building. No opinion was rendered pertaining to the proximity of the tree to the building except as related to issues present at the time of inspection. Refer to the sections of this report for possible comments specific to the current condition at the time of inspection. Refer to a qualified arborist for information specific to possible future impact of trees near the building.

**4. Structure**

*The attic access scuttle was located at the ceiling. The under-floor sub-area (crawl space) was observed by crawling adjacent to the perimeter foundations and beneath the locations where plumbing is installed. Our observations and opinions are limited to those areas that are accessible and visible. The scuttle access to the sub-area was located at the under stair closet. Construction lumber commonly has stains that likely relate to conditions during construction. These types of stains are generally not specifically identified during the inspection unless evidence is found to indicate that it is an active or possibly active/ changing condition. Refer to the other section of this report for possible additional comments.*

**FOUNDATION & FLOORS:**

*A concrete stem wall foundation was installed around the perimeter of the building. The purpose of the foundation is to transfer / distribute the building weight onto the soil. Reinforcing steel is placed in the foundation to provide significant added strength and can be commonly found in houses built since about 1960. Since the steel would be located internally, determining it's presence is beyond the scope of this inspection. An interior stem wall foundation was installed and visible from the sub-area. This functions similar to the perimeter foundation except these are generally located beneath interior load bearing walls to transfer the building weight to the soil. Foundation Anchors (Bolts) were installed with the approximate spacing 4 to 6 feet where visible. These secure the wood sill plate (mud sill) to the foundation. Concrete piers and wood pier posts were noted to provide support to the floor framing in the sub-area. The general floor system included of plywood sub-flooring supported by wood floor joists spaced at approximately 16 inch centers which in-turn were supported by wood girders. Dry soil was noted in the general sub-area location(s) at the time of inspection. Providing / maintaining proper site and roof drainage is needed to maintain dry under-floor soils.*

**ROOF/CEILINGS & WALLS:**

*The general attic was examined during the course of inspection, however, very limited access was noted because of small physical clearance , insulation , ducting and mechanical equipment. (See figures # 1, 2)Conventional 2X wood framing was generally visible at the roof / ceiling structure. (See figure # 3)The walls appeared to be conventional 2X wood framing installed generally.*

**Observed Structure Conditions:**

- 4.1. The general condition of the foundation appeared to be good/serviceable. Hairline / small cracks were visible in the concrete when examined, however, this is common for the age and no unusual settling was detected in the foundation when examined. (See figure # 4)
- 4.2. To hairline/small horizontal cracks each up to about 12 inches in length were visible noted at the interior foundation and was noted near the crawlspace access scuttle location. While the cause of the cracking was not determined, it may be related to the steel reinforcement at the interior of the stem wall corroding (and therefore expanding), thus cracking the concrete. Interested parties should refer to a qualified engineer for more detailed information and opinions. Since this house is less than 10 years old and under an umbrella of a structural warranty, coordination with the builder and/or builders engineer would be prudent. (See figure # 5)

**General Structure Comments:**

4.3. The foundation has been examined with the intent of identifying objective and observable conditions related to visible deterioration, cracking and/or past performance. Cracking in concrete is extremely common and found in almost every foundation inspected. The size of cracks found during an inspection are usually small, less than 1/8 inch across. However, cracking in concrete can range in size from hairline (barely visible) to significantly large and may include differential movement to the point that the foundation is not performing as a cohesive supporting structure. Further, cracks running in the horizontal direction differ from vertical cracks and occur for different reasons. No opinion was rendered by WellHouse regarding the need for, or the future effectiveness of, repairs to prevent future conditions such as with the need for epoxy injection of cracks to prevent future corrosion. This involves injecting epoxy under pressure into foundation cracks with the intended purpose being to prevent future corrosion of the reinforcing steel (when present). One should be aware that these types of repairs / recommendations are highly subjective and debated among "experts". This would include the size of cracks for which epoxy injection is necessary or even possible. Opinions and recommendations generally are the result of past experiences of the individual person and/or company. Therefore, categorizing terminology such as "significant cracks" should be recognized as a subjective opinion. Additionally, be mindful that opinions between "experts" will vary greatly.

## 5. Insulation & Ventilation

### INSULATION:

*Fiberglass blanket insulation was generally installed at the general sub-floor location(s). Floor insulation installed in current local construction would generally have R-values usually ranging around R-19. Limited access of the sub-floor and framing was noted because of the insulation. (See figure # 6) Fiberglass loose-fill insulation was installed at the ceiling/roof and appeared to have an average depth of approximately 10 to 12 (R-30). Current local standards would generally have roof / ceiling insulation with R-values usually ranging between R-19 and R-30 (with the larger "R" value indicating more insulation). While there was insufficient access to determine or verify wall insulation when inspected, there is a good chance that it was installed. Wall insulation is commonly found in houses constructed since the mid 1970's and would be very likely in houses built in the 1980's and later. Current local standards would generally dictate insulation in the walls with the R-values usually ranging between R-11 to R-13.*

### INTERIOR / MECHANICAL VENTING:

*Provisions for ventilation of the dryer from the laundry area was noted. Periodic cleaning of the dryer vent is recommended including at the appliance, inside the ducting and at the dampers where applicable.*

### STRUCTURAL VENTILATION:

*Ventilation provisions for the attic(s) included perimeter eave vents. Maintaining good attic ventilation is beneficial to reduce the attic temperatures in the summer season and to prevent water condensation in the winter season. Perimeter vents were generally installed to provide sub-area ventilation; The vent coverings should be maintained with openings no larger than 1/4 inch to prevent possible access by insects and rodents.*

#### General Insulation / Ventilation Comments:

5.1. Sub-area: Notable restrictions on under-floor cross ventilation due to the building design were noted as determined by visual examination at the time of inspection and not by area calculations. This is a common condition with newer building designs. Generally speaking, there is a possibility of wood framing becoming damaged and/or excessive corrosion of metal components in the sub-area if reduced ventilation results in too high of moisture conditions occur over time. It is recommended that interested parties monitor the under-floor area periodically to verify that no related conditions occur in the future.

## 6. Roofing

### ROOFING MATERIAL:

#### GENERAL ROOF

*The roof covering was viewed from the ground and viewed from upper windows and balcony as the means of inspection. Cement tiles were installed at the roof surface. A roofing felt moisture barrier beneath the tiles was visible. These roofs were originally installed without felt until the standards changed and currently would include a moisture barrier to be added beneath the cement tiles as added protection against leakage. The roof should be walked on as little as possible since this may allow tiles to crack and/or break, which in turn, could allow leakage.*

### FLASHING:

*Locations requiring roof flashing as a means of water proofing was noted at the juncture of the roof with plumbing / mechanical vent(s) , chimney(s) and upper house wall(s).*

**Observed Roofing Conditions:**

- 6.1. General Roof: The tile roof appeared to be in generally serviceable condition when inspected.
- 6.2. General Roof: Cracked roof tiles were noted at the time of inspection and were visible in one or two location(s). The cracks may promote premature deterioration and/or leakage and is in need of attention by a licensed roofing contractor.

## 7. Exterior

**WALLS / EAVES:**

*Stucco was installed at the general exterior wall surfaces. The material is generally installed in two or three coats and applied over metal lath and a moisture barrier. The resulting surface is approximately 7/8 inches thick and comprised of cement and sand (similar to concrete, but without the aggregate). While stucco is durable, its stiffness makes it susceptible to cracking, therefore hairline and/or small cracks are very common and can be attributed to thermal expansion / contraction as well as seasonal settling / movement in the building.*

**POSTS / COLUMNS:**

*Stucco clad column(s) / abutment(s) were installed at the exterior and visible at the front and back.*

**OTHER EXTERIOR COMPONENT:**

*Provisions for roof drainage included metal rain gutters installed at various roof eave locations with the purpose of collecting water which drains from the roof surface. Metal down spouts were installed at the exterior. These function to lead water from the roof drains to the ground and/or site drainage if applicable.*

**Observed Exterior Conditions:**

- 7.1. There were no provisions for venting of the front exterior abutments. This may allow moist conditions to occur at the interior of the abutments, however, there was no access to view the interior of the abutments and no opinion was rendered pertaining to the condition of the framing.
- 7.2. The stucco appeared to be in generally good/serviceable condition when inspected. While small/hairline cracks were noted, this is a common condition for this material. Periodically seal the stucco cracks to prevent possible moisture penetration.
- 7.3. General Exterior: Exterior lights were noted which were not properly sealed at the juncture of the wall(s). Fixtures should be sealed to the wall around the top and sides and left partly unsealed at the bottom. Modification is recommended to prevent possible moisture intrusion.

**General Exterior Comments:**

- 7.4. Enclosed roof eaves were noted at the General Exterior area(s) of the building and limits / prevents access for inspection of the framing components.



## 8. Doors & Windows

### DOORS:

*A single, raised panel wood door was installed at the entry. A clad sliding glass door with single pane glazing was installed at the family room and bedroom(s) exterior. The interior passage doors were generally wood. Hinged closet doors were installed. The garage had a single sectional metal door(s) installed for automobile access and had counter balance coil springs installed when inspected. A manufactured / rated door was installed at the passage between the garage and house/interior and was equipped with hardware so that it is self-closing. The door rating and self-closing function are provided and maintained to provide a fire separation between the house interior and garage and is a safety item. A metal door was installed at the side garage exterior.*

### WINDOWS:

*Clad framed casement (crank open sash) windows were installed at the general exterior wall locations. Vinyl framed sliding windows were installed at the varied exterior wall locations. Double pane glass was installed generally at the windows.*

## 9. Garage / Parking

*Reduced access for inspection of the general areas of the attached garage interior was noted because of finished wall / ceiling surfaces; no opinion was rendered for the location(s) which were not visible when inspected.*

### FIRE RESISTIVE CONSTRUCTION:

*Fire resistive drywall and taping was installed at the wall(s) and ceiling areas common between the garage and house / interior. The purpose of the firewall is to provide a construction type that has been tested to be fire resistive and therefore should be kept intact for safety purposes. A door was located at the firewall between the house and garage; Interested parties should refer to the door section for related comments.*

### OTHER GARAGE / PARKING:

*Concrete was installed at the floor of the garage. Ventilation to the garage interior included perimeter wall vents. An automatic garage door opener appliance was installed at the auto access door(s) with a single unit noted. An electronic sensor was installed adjacent to the doorjamb as a safety device and is designed to stop the door if an object passes beneath the door while in operation.*

#### Observed Garage / Parking Conditions:

- 9.1. Small cracks were visible in the garage floor slab. The condition of the concrete surface was generally good/serviceable where visible.

## 10. Interior

### GENERAL:

*Ceramic tile finish flooring was installed at the laundry and bathroom(s) location(s). The walls and ceiling surfaces appeared to be generally drywall.*

### KITCHEN

*Stone counters and wood cabinets were installed. A stainless steel sink was installed in the counter. A combination gas with electric ignition stove/oven appliance was installed. An exhaust hood was installed at the stove top area. While generally no opinion is rendered pertaining to the units filters, periodic cleaning and/or replacement is needed / recommended. A garbage disposal unit was noted at the sink with an electrical manual disconnect (usually a utility cord) installed. A dishwasher was installed and had a manual electrical disconnect installed. A built-in microwave oven appliance was installed. This unit was inspected visually only and not tested for its effectiveness in heating and it is therefore recommended that interested parties personally test the unit.*

### BATHROOM(S):

#### DOWNSTAIRS BATH

*An open able window was installed to provide ventilation into the bathroom. A fan was installed to provide ventilation. A porcelain ceramic sink was installed. A stall shower was installed. Porcelain ceramic tile was installed at the shower walls. Shower enclosure door(s) were installed at the shower. Evidence, which appeared to indicate safety glazing, was noted at the glass. The enclosure should be periodically caulked / maintained to prevent water from leaking through the joints and causing damage to adjacent materials.*

#### MASTER BATH

*An open able window was installed to provide ventilation into the bathroom. A stone counter and wood vanity was installed at the bathroom. A fan was installed to provide ventilation. A bath-tub (only) was installed. A whirlpool tub including water jets was installed. The motor and pump equipment had access provisions. The unit is specialty equipment and was inspected in a cursory manner only which included filling and operating. Whirlpool tubs should be cleaned / treated as periodic maintenance. It is recommended to refer to the unit's manufacturer for product care instructions. Many whirlpool tub manufacturers recommend filling with hot water and a solution of common dishwasher detergent and operating the system for approximately 15 minutes. This has been found to be effective in dislodging contaminants. After draining, the system should be rinsed by operating the system with clear cool water. Stone tile was installed at the tub-back walls. A stall shower was installed. Manufactured stone was installed at the shower walls. Shower enclosure door(s) were installed at the shower. Evidence, which appeared to indicate safety glazing, was noted at the glass. The enclosure should be periodically caulked / maintained to prevent water from leaking through the joints and causing damage to adjacent materials.*

#### UPSTAIRS HALL BATH

*An open able window was installed to provide ventilation into the bathroom. A manufactured stone counter and wood vanity was installed at the bathroom. A fan was installed to provide ventilation. A bath tub/shower unit was installed. Porcelain ceramic tile was installed at the shower walls over the tub. There was no provisions included at the shower when inspected to prevent water from splashing to adjacent areas when used. The installation of a shower enclosure is recommended as a preventative upgrade.*

### OTHER INTERIOR:

*A fire sprinkler system was installed at the building. This is a specialized system and is beyond the scope of the inspection. For specific information, it is recommended to contact a licensed/qualified expert in the field of fire sprinklers.*

**Observed Interior Conditions:**

10.1. Master Bath: The vanity cabinet bottom right drawer had abnormal operation. This appeared to be a small mechanical condition with no related problems noted.

10.2. Laundry: A non-operable light was noted. While this may be due to a burned-out bulb this was not verified.

**General Interior Comments:**

10.3. Water is the most destructive element in any home and can cause damage to the building components including finished surfaces, framing, and cabinets to name a few. Additionally, water / moisture can cause molds and mildews which can have health effects. Care needs to be taken to maintain the buildings components to keep water away from areas not intended to be wet. Leaks should be repaired as soon as they occur. Periodic maintenance (exterior and interior) is very important and should include looking for and sealing areas that can allow moisture intrusion.

## 11. Indoor Environment

*There has been a great deal of public awareness regarding the existence of toxic and non-toxic mold in homes. Looking for mold was NOT within the scope of this inspection. Moisture is conducive to mold growth but moisture stains were not visible at the building interior. The following has been included for informational purposes; Molds are simple, microscopic organisms whose purpose in the ecosystem is to break down dead materials and can be found on plants, dry leaves, and just about every other organic material. Some molds are useful and a small number of molds are known to be toxic when ingested and/or may cause negative health effects, such as asthma or allergic reactions, when their reproductive spores are inhaled. Most of the mold found indoors comes from outdoors as the spores float in on the air currents and find a suitable spot to grow. Molds need 3 things to thrive: moisture, food and a surface to grow on. Molds are present and can be seen in most houses with the bathrooms being the most common location. Controlling moisture leakage in and around the building is critically important in controlling possible mold growth. While only a small percentage of molds are categorized as toxic, it is not possible to visually determine these. Testing would be needed to determine if the visible molds are types considered to be toxic. Testing involves collection of samples followed by analysis in a lab. Interested parties should call our office if you desire further evaluation / information. The following internet site may be helpful to obtain further information: <http://www.epa.gov/mold/table2.html>*

## 12. Plumbing

### **GAS SUPPLY:**

*Steel piping was generally installed for the building fuel/gas distribution.*

### **WATER SUPPLY:**

*The water source for the building appeared to be supplied by the local municipal service. Copper water supply piping was generally installed in the building. The water supply to the building pressure measurements were noted at the fire sprinklers gauge as 100 PSI (pounds per square inch). The water flow to the house relates to the volume of water that is delivered through the piping. This measure varies but is commonly measured at 7 to 11 g/m in this area. Water pressure testing was not performed at the time of inspection. During the course of the inspection, the water was run (unless the service was shut-off) for the purpose of detecting leakage in the supply and drain/waste system. This was generally a visual inspection of the system and was not intended to be a technically exhaustive evaluation. The building/systems age is taken into consideration when tested / examined. No comment regarding low water flow or discoloration has been made unless it appeared to the inspector to be uncommonly low or discolored; Since these are a subjective determination, it is strongly recommended that interested parties run the water in the house and make their own determination as to the water flow or discoloration. Angle stops (the valves located in the cabinet below or adjacent to a faucet) and service valves are inspected for current leakage but are not tested or operated during the course of inspection. The valves are installed as a service device and are infrequently operated, therefore, care should be taken when they are used since they may be stiff or inoperable and may begin to leak once turned.*

### **DRAIN/WASTE & VENTING:**

*ABS (Acrylonitrile-Butadiene-Styrene) piping was generally installed at the drain / waste system. A small percentage of ABS piping in this area has been included in class-action litigation regarding inferior materials and generally applies to piping after September 1985. WellHouse has made a visual examination as to the condition on the date of inspection and no attempts to identify the manufacturer or date of manufacture to determine if this applies to this particular building. Interested parties should obtain the services of a licensed plumbing contractor to pursue this type of information.*

### **LAUNDRY**

*A stainless steel sink was installed at the utility area. A standpipe drain was installed to accommodate the washer (laundry), however, it was not tested during the inspection.*

#### **Observed Plumbing Conditions:**

- 12.1. Laundry: The laundry did not have provisions for a drain pan below the washing machine. Installation of a drain pan is suggested as an upgrade and should include a drain line leading to the exterior if / as possible.
- 12.2. Master Bath: Loose plumbing piping was noted at the bath tub spout and may be due to improper/minimal anchoring of the piping inside of the wall cavity.
- 12.3. Master Bath: Abnormal operation was noted with the toilet including leakage of water through a valve in the tank. Minor repair is needed.

#### **General Plumbing Comments:**

- 12.4. Laundry: Limited/ no access to examine the laundry stand-pipe drain was noted at the time of inspection. No opinion was rendered regarding this inaccessible component.

## 13. Electrical

### SERVICE / PANELS & DISCONNECTS

*The electrical service to the building was located /installed as an underground "service lateral". The service entry provided by the local utility was 3 wire - 110/220 volts. The service conductors were not visible when inspected. The primary grounding source for the electrical system appeared to be plumbing pipes and a ground rod when examined.*

### MAIN ELECTRICAL PANEL

*The size / amp capacity of the main electrical panel was 200 with circuit breaker over current protection device(s) installed. The ratings were determined by markings on the panel and/or disconnect. The type of wiring installed in the panel was generally grounded non-metallic sheathed cable where visible. The installed distribution wiring servicing the 220 volt circuit(s) appeared to be generally multi-strand aluminum where visible. While previous problems pertaining to aluminum wiring have been documented including overheating due to loose connections, it generally relates to solid strand aluminum wiring. Aluminum wiring has been, and currently is generally allowed by electrical code standards to be installed. In modern installation, it is common practice for multi-strand aluminum wiring to be installed in larger diameter applications (commonly 40 to 50 amps and larger). Specific procedures including anti-oxidant paste at the connections are generally included in current / modern aluminum installations. No opinion has been rendered by this inspector or our company regarding the general decision by the builder to install aluminum wiring. Our opinions are offered and limited to the condition of the installed system as ascertained by visual inspection. In-depth inspection of the system was not performed. For more detailed inspection regarding the wiring installation, you should contact a licensed electrical contractor. For more specific information regarding aluminum wiring installation contact a licensed electrical contractor and/or the local consumer protection agency. Grounding conductors in the main panel were visible. Bonding (connection of the ground) of the panel was noted when inspected. Access for inspection of the panel included examination behind the dead front / face plate. (See figure # 7)*

### SUB-PANEL (GARAGE)

*An electrical sub-panel was installed. Over current protection at the branch circuits was provided by circuit breakers. The method or type of wiring installed was generally grounded non-metallic sheathed cable where visible. The installed distribution wiring servicing the 110 and 220 (120/240) volt circuit(s) appeared to be generally copper where visible. An AFCI (Arc Fault Circuit Interrupt) breaker was noted at the panel. AFCI's are a safety device and should be tested monthly for proper operation. To test the device, push the test button and verify that power was turned off to the locations protected by the AFCI (originally bedrooms but current standards require all receptacles other than GFCI's to be AFCI protected). Access for inspection of the panel was good and visual inspection included removal of the dead front face plate. (See figure # 8)*

### A/C DISCONNECTS

*Electrical disconnect panels were installed at the back left and were servicing the nearby air-conditioning equipment. (See figures # 9, 10)*

### GFCI PROTECTION

*GFCI's (Ground Fault Circuit Interrupt) are safety devices intended to protect locations that have the potential getting wet. The test buttons, located on the device(s) should be tested monthly by depressing to verify proper operation and then reset. GFCI Protected Locations include -- Exterior Receptacle(s) -- Garage Receptacle(s) -- Kitchen Counter Receptacle(s) -- Bathroom(s) -- Laundry*

### GFCI TEST/RESET LOCATIONS INCLUDE:

*-- Exterior Receptacle(s) -- Garage Receptacle(s) -- Kitchen Receptacle(s) -- Bathroom(s) -- Laundry -- Sub-Panel Breaker*

**OUTLETS / FIXTURES:**

*There appeared to be 220 volt electrical servicing the dryer (laundry).*

**Observed Electrical Conditions:**

13.1. Garage: Electrical switches were noted in which the function was not determined. Interested parties should refer to the current owner for possible information.

13.2. Sub-panel (garage): Missing handle ties were noted at single-pole breakers installed as a multi-wired circuit and visible in one circuit. These are to be mechanically tied so the circuit can be disconnected with a single operation and that the circuit is not partially left energized.

13.3. Sub-panel (garage): Wiring was noted which was not secured / clamped to the panel box at the entrance to the panel. Securing the building wiring at this location is standard practice and is intended to protect the wiring connections and/or sheathing from movement. Have a licensed electrical contractor repair as needed. (See figure # 11)

**General Electrical Comments:**

13.4. Master Bath: A GFCI electrical circuit for the whirlpool bath was found adjacent to the pump and tested to be functional at the time of inspection. This needs to be tested monthly and verified functional to provide / maintain safe operation of the whirlpool equipment. (See figure # 12)

13.5. Sub-panel (garage): Evidence was noted when the electrical panel was examined to indicate that it may have been modified since the original construction. Review of pertinent permits regarding possible changes by interested parties is recommended.

## 14. Mechanical

**WATER HEATER:****EXTERIOR WATER HEATER**

*A natural gas fired On-Demand (tank less) water heater was installed and had a rating of 199,900 BTU's (British Thermal Units). A thermostat was installed at the unit that will control the water temperature by cycling the burner on/off. It is recommended to refer to the manufacturers users manual regarding temperature setting's, however, care should be taken to not set the temperature so hot as to be unsafe. A pressure relief valve was installed at the unit and a discharge pipe was installed. The water heater unit was located at the left front exterior area. Anchoring of the tank less water heater to the wall appeared serviceable. Refer to the California Compliance section at the bottom of this report.*

**HEATING / COOLING:**

*Flexible HVAC ducting was generally installed to distribute conditioned air from the supply plenum to the boots (registers at the interior). The ducting appeared to have fiberglass insulation and was wrapped with a plastic moisture barrier.*

**UPSTAIRS HVAC**

*A high efficiency natural gas fired forced-air furnace was installed and had an input rating of 60,000 BTU's (British Thermal Units). Evaluation regarding equipment appropriate sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. The unit was located in the attic. Access to the furnace located in the attic appeared to be at adequately sized. The age of the unit was 7 - 9 years. A programmable thermostat was installed at the building interior to control the units operation. The air-filter was disposable. While it is important to keep the air-filter clean, the frequency for cleaning and/or replacement will vary depending on personal use and local conditions. It is a good idea to check the filters monthly until a maintenance pattern is established. The ignition source to light the units burners was a hot-surface igniter . The metal heat exchanger, installed as part of the furnace assembly, transfers heat through the metal while isolating the products of combustion (gases) from mixing with the house air flowing on the opposite side the heated surface. A blower fan was installed to circulate the house air through the furnace heat exchanger to be heated and then to the house interior. A PVC flue was installed at and services the furnace. Central air-condition was installed as part of the forced-air HVAC (heating, ventilating, air-conditioning) system. Evaluation of the equipment was regarding operation and condition and not equipment sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. A condenser unit was installed at the exterior and located at the left side. An air-handler unit was installed adjacent to the furnace/heater unit and contains evaporator coils where cold refrigerant flows through and warm (unconditioned) air blows across to be cooled. Provisions for drainage of the condensation water, which collects during operation, was noted. Refrigerant lines were visible and function to connect between the condenser unit and evaporative coils. Refrigerant flows through the closed loop system with "cold" refrigerant sent to the air-handlers evaporative coils and "warm" refrigerant returned to the condenser to be re-cooled. Commonly these are identifiable by the cold supply lines being insulated and the return lines not.*

**DOWNSTAIRS HVAC**

*A high efficiency natural gas fired forced-air furnace was installed and had an input rating of 60,000 BTU's (British Thermal Units). Evaluation regarding equipment appropriate sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. It was located in the garage and installed 18 inches or more above the garage floor. This is consistent with current standards which dictate the burner assemblies of the unit be located at least 18 inches above the floor, when located in a garage, and is a safety item. The age of the unit was 7 - 9 years. A programmable thermostat was installed at the building interior to control the units operation. The air-filter was disposable. While it is important to keep the air-filter clean, the frequency for cleaning and/or replacement will vary depending on personal use and local conditions. It is a good idea to check the filters monthly until a maintenance pattern is established. The ignition source to light the units burners was a hot-surface igniter. The metal heat exchanger, installed as part of the furnace assembly, transfers heat through the metal while isolating the products of combustion (gases) from mixing with the house air flowing on the opposite side the heated surface. A blower fan was installed to circulate the house air through the furnace heat exchanger to be heated and then to the house interior. A PVC flue was installed at and services the furnace. Central air-condition was installed as part of the forced-air HVAC (heating, ventilating, air-conditioning) system. Evaluation of the equipment was regarding operation and condition and not equipment sizing and/or performance was not performed or implied. For this type of information, interested parties should refer to a qualified heating contractor and/or mechanical engineer. A condenser unit was installed at the exterior and located at the left side. An air-handler unit was installed adjacent to the furnace/heater unit and contains evaporator coils where cold refrigerant flows through and warm (unconditioned) air blows across to be cooled. Provisions for drainage of the condensation water, which collects during operation, was noted. Refrigerant lines were visible and function to connect between the condenser unit and evaporative coils. Refrigerant flows through the closed loop system with "cold" refrigerant sent to the air-handlers evaporative coils and "warm" refrigerant returned to the condenser to be re-cooled. Commonly these are identifiable by the cold supply lines being insulated and the return lines not.*

**Observed Mechanical Conditions:**

- 14.1. Downstairs HVAC: The air-conditioner was tested by modifying the thermostat setting and appeared functional when tested.
- 14.2. Downstairs HVAC: The furnace was visually examined at the time of inspection. Because of the nature of the units design, no access of the exchanger was noted. The unit was fire tested by modifying the temperature setting at the thermostat and appeared to be in generally serviceable condition at the time of inspection except/unless as otherwise noted.
- 14.3. Downstairs HVAC: The gas piping servicing the furnace did not have a sediment trap installed adjacent to the controls. The installation may have been installed prior to current standards, however, modifying the installation to include a sediment trap is suggested as a preventative upgrade measure. Interested parties should refer to a qualified contractor.
- 14.4. Exterior Water Heater: The gas piping servicing the water heater did not have a sediment trap installed adjacent to the controls. The installation may have been installed prior to current standards, however, modifying the installation to include a sediment trap is suggested as a preventative upgrade measure. Interested parties should refer to a qualified contractor.
- 14.5. Exterior Water Heater: The tank-less water heater was installed with insufficient (less than 36 inches) clearances above the unit as required per the manufacturers specification labeling. This condition is in need of modification / repair to provide safe operation consistent with the manufactures labeling specification. It is recommended to have a qualified contractor repair/modify as needed.



**Observed Mechanical Conditions: (continued)**

14.6. Upstairs HVAC: The air-conditioner was tested by modifying the thermostat setting and appeared functional when tested.

14.7. Upstairs HVAC: The furnace was visually examined at the time of inspection. Because of the nature of the units design, no access of the exchanger was noted. The unit was fire tested by modifying the temperature setting at the thermostat and appeared to be in generally serviceable condition at the time of inspection except/unless as otherwise noted. (See figure # 13)

14.8. Upstairs HVAC: The gas piping servicing the furnace did not have a sediment trap installed adjacent to the controls. The installation may have been installed prior to current standards, however, modifying the installation to include a sediment trap is suggested as a preventative upgrade measure. Interested parties should refer to a qualified contractor.

## 15. Chimney(s) & Fireplace(s)

### LIVING ROOM

*A fireplace appliance was installed. This is a gas unit only and generally not intended to burn wood. This type of device has controls similar to other gas appliances such as furnaces and is generally considered a decorative amenity.*

**Observed Chimney/Fireplace Conditions:**

15.1. Living Room: The gas fireplace appliances operated when tested and appeared serviceable. Care should be exercised when using the fireplaces because the fronts get very hot.

## 16. California Compliance

### SMOKE ALARMS:

*Determination of the type of smoke alarms / detectors was beyond the scope of the inspection and was not made. However, most smoke alarms/detectors installed (possibly as high as 95%) are using "ionization" rather than "photoelectric" technology. Testing of the two different type of devices by advocate groups have illustrated that "photoelectric" detectors / alarms perform far superior to the "ionization" devices during "real world" conditions including the response time to detect smoke and the reduction of false alarms. It is recommended that interested parties identify the type of detector/alarm installed and replace it or add smoke alarms that are photoelectric technology devices.*

*Smoke alarms were noted at varied bedrooms and hallway(s) adjacent to the bedrooms when inspected. These should be periodically tested and maintained in working order.*

### CARBON MONOXIDE DETECTORS:

*A carbon monoxide detector(s) was installed at the interior at the time of inspection, however, the installation was incomplete and/or improper. Refer to comments below.*

*A carbon monoxide detector(s) was Not installed at the interior near all of the bedroom(s), see comments below.*

### WATER HEATER SEISMIC BRACING

*Anchoring of the tank-less water heater unit to the building appeared to be serviceable and performing as intended, therefore, it appeared to be in compliance with the spirit of the state minimum seismic strapping requirement.*

**CALIFORNIA POOL SAFETY ACT 115922:**

*A swimming pool , hot tub or wading pool with water 18 inches or more depth was not installed at the time of inspection and/or this was not a single-family residence. Therefore, compliance with the California Pool Safety Act was not applicable.*

**Observed California Compliance Conditions:**

16.1. A carbon monoxide detector(s) was installed at the interior but was not properly located / placed including at the upper level at the time of inspection. Installation of carbon monoxide detectors have been required as a state law since July 2011 and generally need to be placed outside of sleeping areas (generally hallways) and at least one at each level in a multi-level building. Installation need to be consistent with the detector manufacturers installation instructions. Installing, and maintaining functional carbon monoxide detector(s) is/are needed and recommended.

**17. End**

### 18. Photographs



Figure 1(# 2148)



Figure 2(# 2149)



Figure 3(# 2146)



Figure 4(# 2154)



Figure 5(# 2156)



Figure 6(# 2155)



Figure 7(# 2142)

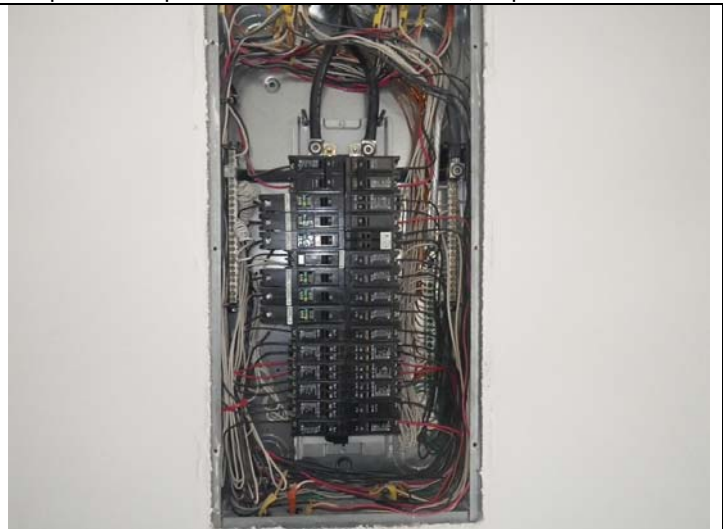


Figure 8(# 2140)



Figure 9(# 2143)



Figure 10(# 2144)



Figure 11(# 2141)



Figure 12(# 2145)



Figure 13(# 2147)

PLEASE READ CAREFULLY

AGREEMENT FOR HOME INSPECTION SERVICES

1. As requested by **Wenyan Wang** (hereafter called client), WellHouse Corporation (hereafter called WellHouse) has performed a visual home inspection of **380 Colorado Ave, Palo Alto, CA**, on **10/4/2021** for a service fee in the amount of **\$625** at the time. WellHouse is providing this written report identifying the present condition of the below stated items. This inspection will be of readily accessible areas of the house and is limited to visual observations of apparent conditions which were existing at the time of the inspection. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Items or conditions which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection includes only the items and systems expressly and specifically identified as follows:

- |              |                             |                       |              |
|--------------|-----------------------------|-----------------------|--------------|
| * Drainage   | * Interior                  | * Heating             | * Roof       |
| * Foundation | * Materials of Construction | * Crawlspace/basement | * Insulation |
| * Electrical | * Attic                     | * Fireplace(s)        | * Appliances |
| * Plumbing   | * Central Air Conditioning  | * Driveway/walkways   | * Exterior   |

Window operation and electrical outlets, switches, and fixtures are checked by random sampling. Garage doors and garbage disposers are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked. Thermostats and timers are not checked for accuracy. Air conditioners are checked for equipment operation only. Inspection of underground piping including water supply and sewer was not performed. Inspection of termite or rodent activity was not performed.

2. The inspection and report will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). The inspection and report are performed and prepared for the client. WellHouse accepts no responsibility for misinterpretation by third parties.

3. Items and systems NOT INCLUDED in the inspection are as follows:

- |                       |                        |                           |                    |
|-----------------------|------------------------|---------------------------|--------------------|
| * service utilities   | * playground equipment | * pools/pool equipment    | * sidewalks        |
| * wells/springs       | * tennis courts        | * detached buildings      | * elevators        |
| * solar systems       | * security systems     | * recreational appliances | * septic tanks     |
| * personal property   | * cosmetic items       | * drainfields / cesspools | * water softeners  |
| * sprinkler system    | * central vacuum       | * sump pumps              | * fences           |
| * low voltage systems | * areas not visible    | * doorbells               | * outdoor kitchens |
| * special equipment   | * Rodents/animals      |                           |                    |

4. The inspection/report is NOT a compliance inspection for past or present governmental codes or regulations of any kind. Though the building codes are a standard for some of our evaluation, by definition, such inspections can only be performed by the building department of local jurisdiction.

5. The inspection and report DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS THE POSSIBLE PRESENCE OF OR DANGER FROM ELECTRICAL LINES, POLES, OR TRANSFORMERS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE RELATED ILLNESS OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. Client is urged to contact a reputable specialist if information, identification or testing for the above is desired.

6. This inspection/report is not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The inspection and report are not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase or the suitability for use.

7. This inspection is not an insurance policy. The inspection/report is not a certification of any kind. WellHouse shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered.

8. WellHouse will not be held liable for any claims without reasonable notification and opportunity to reinspect the condition(s) in dispute prior to any change or modification to the said condition(s).

The client is immediately to put in writing to WellHouse problems with the service. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving any disputes.

Any controversy or claim arising out of or related to this contract, or any breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon award rendered by the arbitrators may be entered in any court having jurisdiction. Disputes settled without favor to the client will mandate a payment of reinspection time, fees and arbitration costs.

9. Payment is due upon completion of the on-site inspection unless arrangements for escrow billing were made prior to the inspection. There will be a \$50.00 charge if any form of payment is subsequently dishonored. All legal and time expenses incurred in collecting due payments, returned checks, or unaccepted credit and payments will be paid by the purchaser of the service. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the inspection fee. Credit is on an approval basis.

This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.

# INVOICE

Date: 10/6/2021

INVOICE NUMBER: **2110003**

SERVICE DATE	DESCRIPTION	AMOUNT
10/4/2021	House Inspection	\$ 625.00

Amount Received	<u>- \$ 625.00</u>
<b>Total Due</b>	<b>\$ 0.00</b>

Customer Information	
<p><b>Customer:</b> Wenyan Wang - Seller(s)</p> <p><b>Inspection Address:</b> 380 Colorado Ave Palo Alto, CA</p> <p><b>Inspection Date:</b> 10/4/2021</p>	<p><b>Represented by:</b> Elaine Liu Liu Real Estate 370 Anita Ave Los Altos, CA</p>

If you have any questions concerning this invoice, call: (408) 370-9192

**THANK YOU FOR YOUR BUSINESS!**