



HOME INSPECTION REPORT



PROPERTY ADDRESS

1177 Redrock Court, Sunnyvale

ORDERED BY

Juliana (Leigh) Lee, JLee Realty

REPORT NUMBER

672540

DATE OF INSPECTION

March 27, 2026

INSPECTOR

Travis Palser

A handwritten signature in black ink, appearing to read "TP", written over a horizontal line.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a one story single family dwelling. Based on the information provided, the structure was built in 1958. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS "ACTION ITEMS"

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Roofing

1. The roof mounted skylight cover has been improperly flashed and integrated into the roof covering. It should be repaired or replaced. (See Photo 4)



Photo 04

2. Repairs to the roof covering are recommended. Damaged, loose, or improper shingles and/or flashing should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 3)

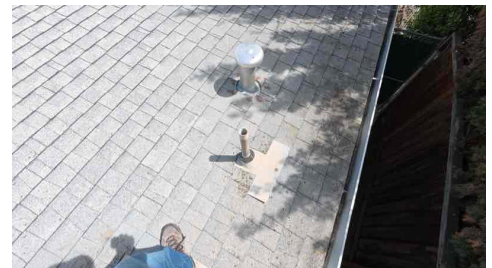


Photo 03

Exterior

3. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Illustration 3V) (See Photo 23)



Photo 23

Exterior

4. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 20)



Photo 20

5. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 17)



Photo 17

6. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 21)

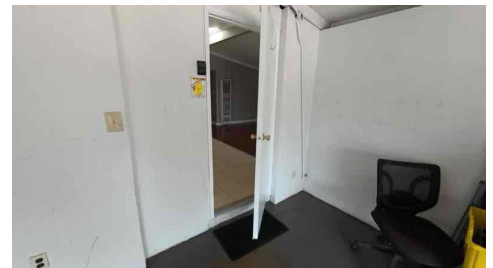


Photo 21

7. Cracked or broken exterior window glass at the primary bathroom should be replaced. (See Photo 11)



Photo 11

8. The window at the front right wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 16)



Photo 16

9. The cracked, heaved, or uneven walkway sections at the left side pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 15)



Photo 15

Exterior

10. Water damage was observed to the rafters at the front and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 7)



Photo 02

11. Water damage was observed to the exterior trim at the rear garage door. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 13)



Photo 13

12. Damaged or cracked siding was noted at the front right side exterior wall. We recommend the services of a licensed general contractor. (See Photo 9)



Photo 09

13. Water damage was observed to the beam ends at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 10)



Photo 10

14. Water damage was noted at the rear garage door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 14)



Photo 14

15. The exterior door at the rear of the garage is not a solid core exterior grade. Although the door may be functional, we recommend replacing the door for security reasons. Hollow core or interior grade doors do not meet this requirement. (See Illustration 3W) (See Photo 18)



Photo 18

Electrical

16. Exposed electric connections or open junction boxes at the garage should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 19)



Photo 19

17. Ungrounded "3-prong" outlets should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be replaced. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 8)



Photo 08

18. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider. (See Photo 6)



Photo 06

19. The service entrance wires have exposed metal visible at the mast splice connection. These should be repaired or replaced. Contact your local utility service provider. (See Illustration 4R) (See Photo 5)



Photo 05

20. Improper wiring and/or circuitry for the main panel at the 30 amp breaker was noted. The wiring does not match the amperage rating of the panel circuitry. We recommend the wiring and circuitry be further evaluated and corrected as necessary. (See Photo 12)

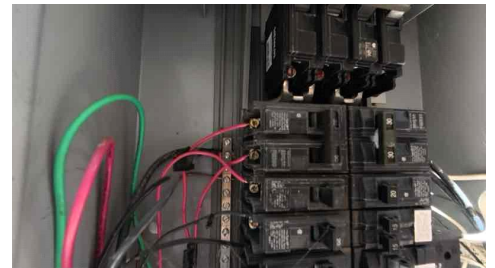


Photo 12

Heating System

21. The front right bedroom heat pump remote control was missing/removed at the time of our inspection, and therefore the heat pump was not tested. We recommend the thermostat be replaced and proper operation of the heater verified by appropriate trades. (See Photo 26)



Photo 26

22. The wall heaters energy source was shut off and the system was not operational at the time of our inspection. We cannot offer opinions about system performance or general state or repair. We recommend inspection by a licensed HVAC contractor when service has been restored. (See Photo 25)



Photo 25

Plumbing

23. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be corrected. (See Illustration 8C) (See Photo 22)



Photo 22

Interior

24. The faucet handles at the primary bathroom stall shower are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 27)



Photo 27

25. The height or size of the window in the rear right bedroom does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms. (See Photo 28)



Photo 28

Interior

26. There is no "exterior vented" exhaust fan for the gas appliances installed in the kitchen. It is recommended that all gas appliances be vented to the exterior.
(See Photo 24)



Photo 24

27. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.



The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection.

Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: The inspector is NOT required to determine whether items, materials, conditions or components are subject to recall, controversy, litigation, product liability, or other adverse claims or conditions.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for an additional fee for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly. Sections of this building appear to have been remodeled. We recommend consultation with the owner or local municipality to determine whether the necessary permits were obtained, inspections performed and final signatures received.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Hallway • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Solid Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Concrete Slab
Crawlspace/Basement (Access)	• None (Slab)
Foundation	• Slab on grade

COMMENTS:

Due to the design of this building foundation anchor bolts were concealed from view.

RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation 'Action Items'.

1. The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab. No further recommendations are given.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- The attic was viewed from the attic access hatch only due to insulation covering the wood members. If further inspection of this area is desired catwalks or planks will need to be installed over the exposed ceiling joists. When access has been provided we will return and further inspect this area.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Roof.
Chimney	• None
Gutters and Downspouts	• Metal • Installation Of Gutters/Downspouts: Full • Downspouts Discharge Location: Above Grade

COMMENTS:

For further evaluation of the roof, we recommend a licensed roofing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'.

- ! 1. The roof mounted skylight cover has been improperly flashed and integrated into the roof covering. It should be repaired or replaced. (See Photo 4)
- ! 2. Repairs to the roof covering are recommended. Damaged, loose, or improper shingles and/or flashing should be repaired or replaced. All roof penetrations should be examined and sealed as necessary. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor. (See Photo 3)
3. The visible roof sheathing is sagging in some areas. We recommend this condition be further evaluated by a licensed general contractor. (See Photo 1)
4. Portions of the surface granulation are deteriorated and minor surface cracks are developing. These may be normal signs of aging. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
5. One or more appliance or plumbing vent flashing were noted to be loose. We recommend all loose flashing be secured and caulked.
6. The downspouts discharge water adjacent to the structure. Water should be directed to flow at least 5 feet away from the building at the point of discharge. The installation of underground drainage where applicable will help control surface drainage.
7. The gutters at the left side do not appear to have sufficient slope to drain properly. The slope should be adjusted or the installation of additional downspouts considered.
8. The gutter at the left side is cosmetically dented. This does not affect the function of the gutter/downspout system and repair is optional.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Pavers
Walkway & Sidewalks	• Concrete • Pavers • Stone
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood
Stairs/Railings/Landings	• Concrete • Stone
Exterior Walls	• Wood Siding • Brick Veneer • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters
Windows	• Wood • Vinyl • Metal
Doors	• Wood • Metal • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'.

- ! 1. The automatic reverse safety feature of the garage door opener did not activate when the door made contact with a 2x2-inch block placed under the center of the door during testing. This feature is an important safety requirement designed to prevent injury or damage if an obstruction is present. The photo-eye sensors were tested separately and found to be operational. We recommend that the garage door opener be adjusted, repaired, or replaced as necessary to restore proper function of the automatic reverse mechanism. A qualified garage door service technician should evaluate and correct this condition for improved safety. (See Illustration 3V) (See Photo 23)
- ! 2. Damaged, open or missing wall and/or ceiling finishes of attached garages should be repaired and sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house and serves as a fire break. Current standards require all walls/ceilings common to the finished living spaces be covered with 5/8" fire resistant sheetrock double taped at all seams. (See Illustration 3A) (See Photo 20)
- ! 3. Water stains were noted on the ceiling of the garage. This is usually an indication of past plumbing or roof leaks. This area should be further evaluated by the appropriate trades. (See Photo 17)
- ! 4. The door between the garage and the house did not have an automatic closing mechanism. The door between the garage and the interior of the house should be fitted with an automatic closing mechanism. This will reduce the potential of toxic automobile gases entering the house and serves as a fire break. (See Illustration 3G) (See Photo 21)
- ! 5. The window at the front right wall shows evidence of water damage to the sill/jamb. We recommend the advice and services of a general contractor and/or structural pest control company regarding repairs. (See Photo 16)
- ! 6. The cracked, heaved, or uneven walkway sections at the left side pose a potential trip hazard. We recommend corrective action to improve safety and reduce the risk of injury. A qualified contractor should assess the affected areas and perform necessary repairs to ensure a level walking surface. (See Photo 15)
- ! 7. Water damage was observed to the rafters at the front and various areas. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2) (See Photo 7)
- ! 8. Water damage was observed to the exterior trim at the rear garage door. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 13)
- ! 9. Damaged or cracked siding was noted at the front right side exterior wall. We recommend the services of a licensed general contractor. (See Photo 9)
- ! 10. Water damage was observed to the beam ends at the rear. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 10)
- ! 11. Water damage was noted at the rear garage door jamb. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 14)
- ! 12. The exterior door at the rear of the garage is not a solid core exterior grade. Although the door may be functional, we recommend replacing the door for security reasons. Hollow core or interior grade doors do not meet this requirement. (See Illustration 3W) (See Photo 18)

13. Delamination and/or weathering was noted at the rear garage door. We recommend the door be sealed and refinished as regular household maintenance.
14. The exterior wood siding material shows evidence of weathering, cracking and/or delaminating (coming apart). Localized repairs, replacement and/or painting may extend the life of the siding. Replacement may eventually be necessary.
15. The gaps in the exterior trim/siding should be caulked as necessary.
16. There are minor sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds.
17. Portions of the exterior are weathered/peeling, exposed and subject to damage. We recommend thorough scraping, sanding, caulking and priming prior to applications of a high quality exterior finish.
18. The exterior door at the front entry rubs on the frame/jamb. We recommend all rubbing doors be trimmed, planned or adjusted to improve operation.
19. The openings in the exterior siding at the various plumbing or gas piping penetrations should be filled to prevent rodent and moisture entry.
20. The exterior brick masonry walls are only a veneer over the basic wood frame construction, the masonry is not a structural element of the house. The veneer walls are cracked and slightly loose in one or more locations. The amount of movement does not suggest a serious structural problem and the rate of movement cannot be predicted during a one-time visit to the home. For a better appearance and to help prevent further deterioration, we recommend the cracks and/or loose bricks be repaired (See Illustration 3U)
21. Obvious repairs and/or modifications have been made to the left side and various areas of the exterior walls. The owner may have information about the original conditions, repairs or remodeling work and any permits that were required.
22. The wood fencing at the rear of the property is in need of repairs.

! 23. Cracked or broken exterior window glass at the primary bathroom should be replaced. (See Photo 11)

MAINTENANCE ITEMS & GENERAL INFORMATION

24. This home was constructed without the use of a weep screed at the base of the stucco. Although this was an accepted construction method it can allow condensation to build up and not drain properly. For further information we recommend appropriate trades be consulted.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface and/or underground drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.

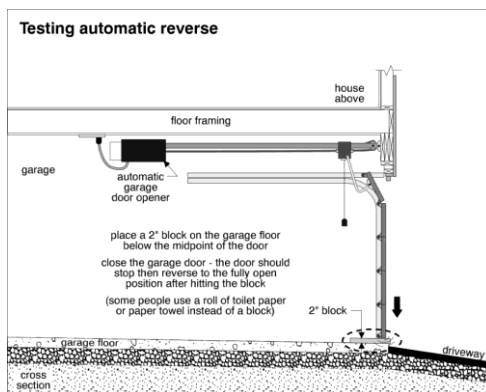


Illustration 3V

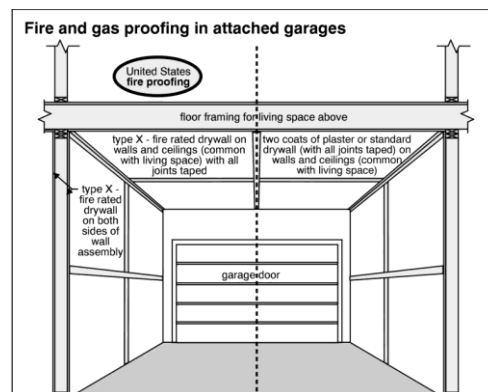


Illustration 3A

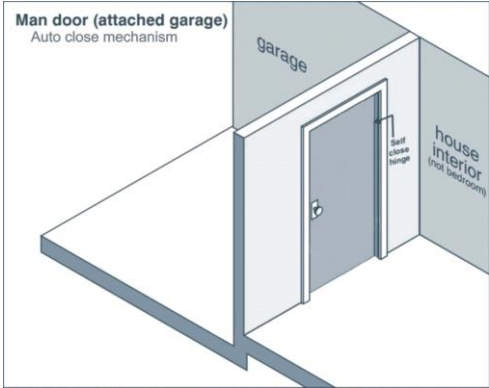


Illustration 3G

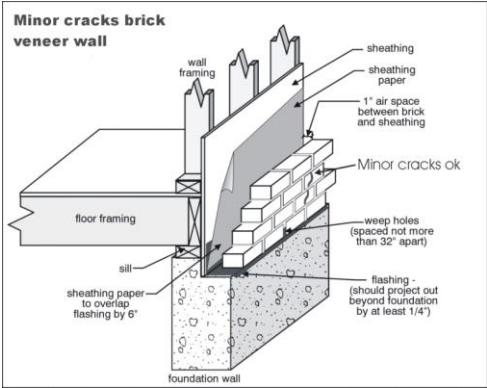


Illustration 3U

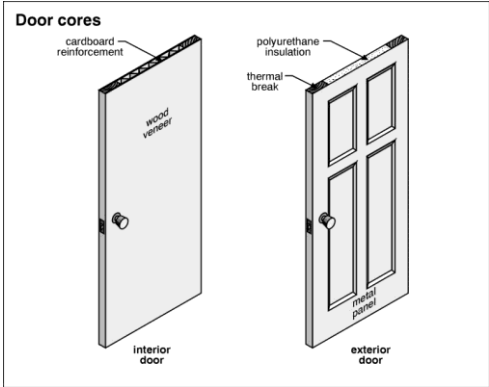


Illustration 3W

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Overhead Service Wires
Service Ground	• Copper Ground Wire • Ground Rod Connections
Main Disconnect	• Breakers • Main Service Rating: 200 Amps
Main Distribution Panel	• Breakers • Location: Exterior Rear Left • Panel Rating (Amps): 200
Branch/Auxiliary Panel	• None
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Exterior • Bathroom • Kitchen

COMMENTS:

Evidence of remodeling or modifications to the electrical system were evident. Inquire with the owner as to their nature and any permits that may have been required. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'.

- ! 1. Exposed electric connections or open junction boxes at the garage should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 19)
- ! 2. Ungrounded "3-prong" outlets should be improved. A grounded cable or ground wire could be installed at these outlets, the outlet labeled as ungrounded or the original "2-prong" receptacle could be reinstalled. Based upon our inspection of a representative number of outlets, we recommend testing of every outlet. Repairs or rewiring are recommended at all deficient locations. For additional information we recommend a licensed electrician be consulted. (See Illustration 4O) (See Photo 8)
- ! 3. Tree limbs should be cut back from the electrical service entrance wires. This work should be done by or coordinated with the utility provider. (See Photo 6)
- ! 4. The service entrance wires have exposed metal visible at the mast splice connection. These should be repaired or replaced. Contact your local utility service provider. (See Illustration 4R) (See Photo 5)
- ! 5. Improper wiring and/or circuitry for the main panel at the 30 amp breaker was noted. The wiring does not match the amperage rating of the panel circuitry. We recommend the wiring and circuitry be further evaluated and corrected as necessary. (See Photo 12)
6. The circuitry in the main panel is not fully labeled. We recommend this be corrected to allow individuals unfamiliar with the equipment to operate it properly when and if necessary.
7. One or more of the light fixture bulbs are missing at the hallway. We recommend all missing bulbs be replaced and proper operation of the light fixture be verified.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

8. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.
9. The installation of ground fault circuit interrupter "GFCI" devices is advisable on exterior, garage, bathroom, laundry, and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with "GFCI"s. A ground fault circuit interrupter "GFCI" offers protection from shock or electrocution. Please note that "GFCI" may already be in one or more of these areas. See "description" section above for exact location of any "GFCI" which may be present on this property. (See Illustration 4L)

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Inspection of the installation, wiring and function of an electrical vehicle charger is excluded from this report. We recommend consulting the vehicles manufacturer specifications for further information on installation, testing and operation.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

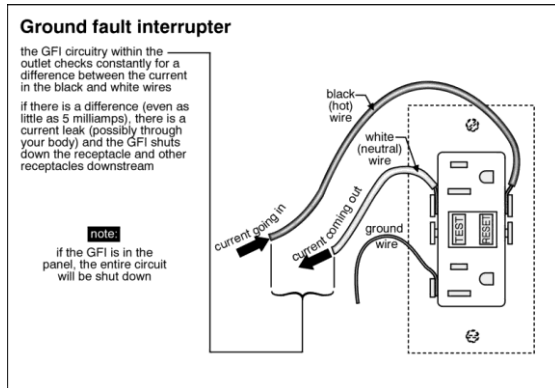


Illustration 4L

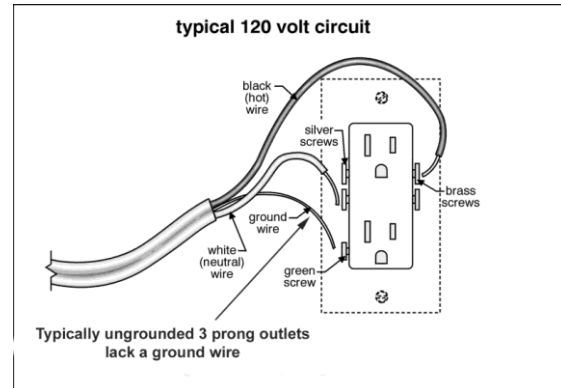


Illustration 4O

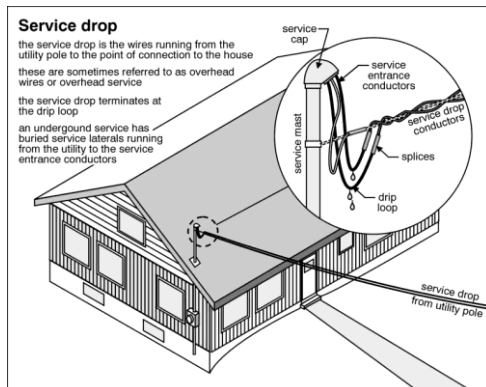


Illustration 4R

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas • Electric
Heating System	• Wall Heaters • Heat Pump (Mini split systems) • Manufacturer: Fujitsu and Williams
	• Location: Living room, bedrooms, hallway
Distribution/Ducting	• Ductless

COMMENTS:

The typical life cycle for a heating unit such as this is 20-25 years. The wall heating systems are older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely. Please be aware that shutting the gas off to this unit for any reason could cause the heat exchanger to contract and crack.

The wall heaters energy source was shut off and the system was not operational at the time of our inspection. We cannot offer opinions about system performance or general state or repair. We recommend inspection by a licensed HVAC contractor when service has been restored. (See Photo 25)

The heating systems in living room, and two of the bedrooms were activated using its available controls and were found to be operational at the time of inspection.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'.

- ! 1. The front right bedroom heat pump remote control was missing/removed at the time of our inspection, and therefore the heat pump was not tested. We recommend the thermostat be replaced and proper operation of the heater verified by appropriate trades. (See Photo 26)

MAINTENANCE ITEMS & GENERAL INFORMATION

2. A heat pump is a heating and cooling system that moves heat instead of generating it. In colder months, it pulls heat from the outside air and transfers it indoors to warm your home. In warmer months, it works in reverse, removing heat from inside and releasing it outdoors to cool your space. Heat pumps are energy-efficient and can reduce heating and cooling costs compared to traditional HVAC systems.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHRAE standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHRAE standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the unit(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C

• 240 Volt Power Supply

Cooling System

• Heat Pump • Manufacturer: Fujitsu • Location: Exterior Rear

COMMENTS:

A temperature drop of 16 degrees was measured between the air return and register. This suggests that the living room and two of the bedroom AC units are operating within acceptable limits.

RECOMMENDATIONS/OBSERVATIONS - 'I' indicates an immediate improvement recommendation 'Action Items'.

1. The air conditioning unit is older and may require additional maintenance in the future.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Cellulose • Depth (inches): 4-6"
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Not Applicable
Attic/Roof Ventilation	• Gable vents
Crawlspace Ventilation	• Not Applicable

COMMENTS:

Insulation is present in the attic; however, the levels observed may not meet current local or state energy efficiency standards. Determining exact R-values or code compliance is beyond the scope of this inspection. For a more accurate assessment and potential upgrade recommendations, we advise consultation with a licensed insulation contractor.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Exterior Front Right
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Metallic Material
Cleanout	• Unknown/Inaccessible (Not Inspected)
Main Gas Valve	• Location: Exterior Left Side
Water Heaters	• Manufacturer: Rheem • Capacity: 48 Gallons • Approximate Age (years): 11 • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the supply and drain piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'.

- ! 1. There is insufficient clearance between the water heater exhaust flue and combustible materials. This condition should be corrected. (See Illustration 8C) (See Photo 22)
2. The metallic supply piping may be nearing the end of its effective service life. Older piping is subject to corrosion on the interior and/or exterior which may result in a loss of water pressure, clogging, and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.
3. The installation of a sediment trap at the water heater appliance gas line is recommended.
4. There is a gap between the tub spout and wall at the hall bathroom which should be sealed to prevent moisture intrusion.
5. The toilet in the hall bathroom is in serviceable condition but, on occasions, the handle has to be manipulated to get the mechanism to function properly. Adjustments or repairs of the inner mechanism is recommended. (See Illustration 8K)

MAINTENANCE ITEMS & GENERAL INFORMATION

6. No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drain pipes. It may be prudent to verify its location with the existing owner.
7. The typical life cycle for a water heater is 8-12 years. As is not uncommon in homes of this age, the water heating system is older and may be approaching the end of its useful life. Some units will last longer; others can fail prematurely. Although operating, the need for replacement should be expected in the near future. Please be aware that shutting the gas off to this unit for any reason may cause this unit to fail.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

8. There was no insulation or void noted at the main water supply piping where it exits through the concrete walk/patio surface. Pipe insulation and voids provides a space for expansion and contraction, it also protects the piping from damage caused by movement of the concrete surface. We recommend this area be monitored and/or improved should problems present themselves.

LIMITATIONS:

This is a visual inspection to the accessible areas only. We do not determine whether the properties' water supply and sewage disposal are public or private. Testing of the sinks, tubs and shower fixtures is limited to running hot and cold water for a brief moment, we cannot detect backups or obstructions in the homes main drain or sewer lateral systems.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water quantity and quality are not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

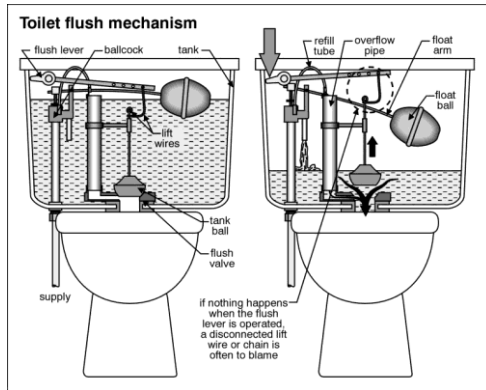


Illustration 8K

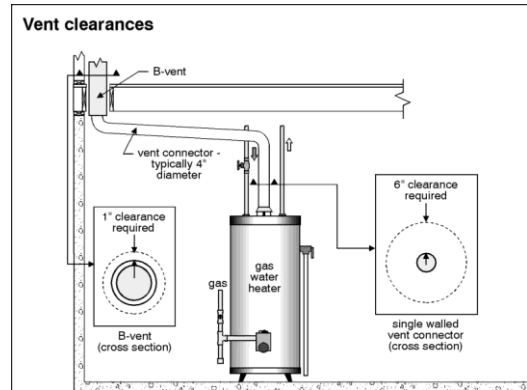


Illustration 8C

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Gas Range • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Tile/Stone • Vinyl • Laminate Flooring
Doors	• Hollow Core • Sliding
Window Style and Glazing	• Casement • Sliders • Fixed Pane • Single Pane • Double Pane
Stairs/Railings	• Not Present
Fireplace/Wood Stove	• None
Cabinets/Countertops	• Wood • Tile • Laminate
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'. INTERIOR

- ! 1. The height or size of the window in the rear right bedroom does not conform to proper standards for egress. We recommend contacting the local building department to confirm if this installation conforms to specifications for escape openings in bedrooms. (See Photo 28)
- 2. One or more interior closet doors have been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
- ! 3. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations.

KITCHEN

- ! 4. There is no "exterior vented" exhaust fan for the gas appliances installed in the kitchen. It is recommended that all gas appliances be vented to the exterior. (See Photo 24)
- 5. The dishwasher lacks an air gap device. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that one be installed. (See Illustration 9G)
- 6. There appears to be a slope at the kitchen interior floors. This may be the result of support system settlement or support system modifications. Individual perception and sensitivity to floor sloping and/or settlement varies greatly. Measurement and evaluation of floor slope and/or settlement is beyond the scope of this inspection. For additional information, we recommend contacting the appropriate trades.

BATHROOMS

- ! 7. The faucet handles at the primary bathroom stall shower are damaged or missing. We recommend the handles be repaired or replaced for full use of the faucet. (See Photo 27)
- 8. One or more of the interior door(s) rubs on the frame/jamb at the primary bathroom. We recommend all rubbing doors be trimmed, planed or adjusted as necessary to improve operation.
- 9. Cracked, deteriorated and/or missing caulk at the primary bathroom sink countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.
- 10. The tub in the hall shows evidence of wear and/or chipping. It may be desirable to refinish or repair it for cosmetic considerations and/or prolong the life of the tub.
- 11. Cracked, deteriorated and/or missing grout and caulk in the primary bathroom shower should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. A flexible caulking material is recommended rather than rigid cementitious grout.
- 12. The window and sill of the hall bathroom tub enclosure should be protected from moisture. Windows in bathtub/shower enclosures have a reputation for allowing leakage behind the walls, causing water damage. Damage caused by water seepage cannot be determined by this visual observation.
- 13. The shower tile surface at the hall bathroom is cracked. If further information is desired about this condition the appropriate tradesperson should be contacted.

14. The tub/shower enclosure wiper seal at the primary bathroom stall shower is faulty, missing and/or improperly installed. We recommend it be repaired or replaced.
15. The shower head at the primary bathroom is missing. We recommend it be replaced.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

16. ENVIRONMENTAL ISSUES:

Issues Based on the age of this home, there is a possibility the structure may contain asbestos such as ceiling texture, insulation on the distribution piping and/or transit piping and siding. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" damaged, crumbling, or in any state that allows the release of fibers. If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, it is likely that there are other materials within the home that contain asbestos but are not identified by this inspection report.

17. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

KITCHEN

18. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The washing machine faucets were visually inspected however they were not tested.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

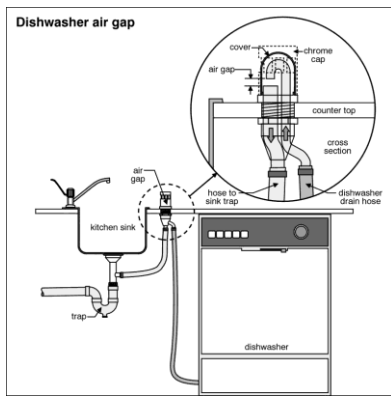


Illustration 9G

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02

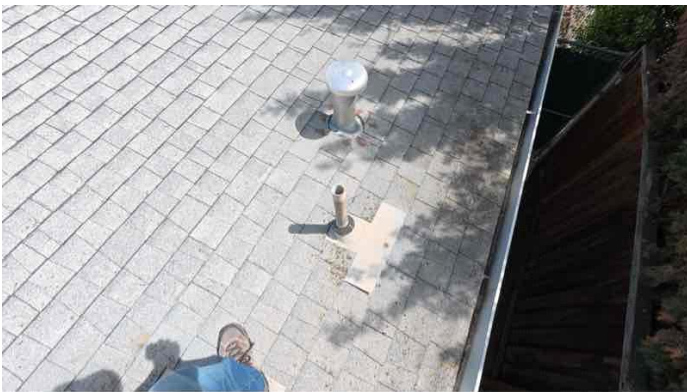


Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12



Photo 13

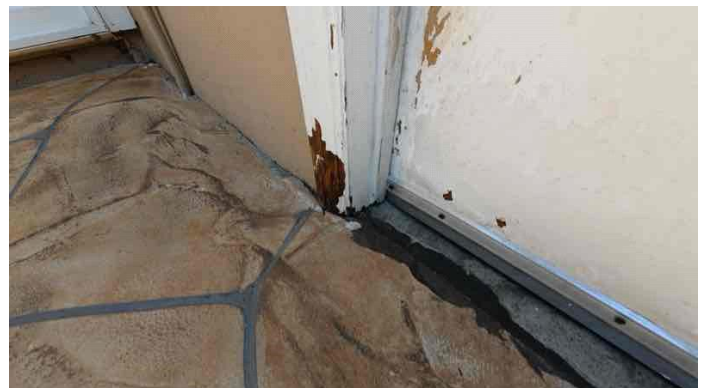


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

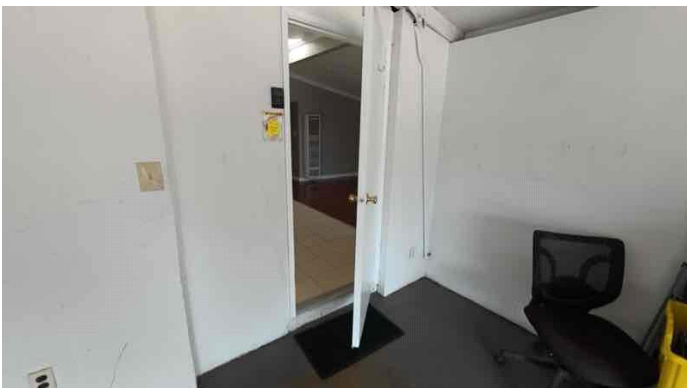


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



You trusted HomeGuard to inspect your home.

Now trust us to help you maintain it.

Visit homeguard.com/plus for details.



Invoice

Invoice Date **3/27/2026**

Invoice No **1182945P**

Bill To:

**Aileen Michael
Lawyers Title Company
530 El Camino Real
San Carlos, CA 94070**

Property Information:

Address: **1177 Redrock Court
Sunnyvale CA, 94089**
Report No: **672540P**
Escrow#:

Billing Information:

3/27/2026	Home Inspection	\$815.00
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Total Due:	\$815.00
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DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks