



HOME INSPECTION REPORT

**PROPERTY ADDRESS**

3267 Sueno Drive, San Jose

ORDERED BY

Ingeeta Jetalpuria, Excell Realty

REPORT NUMBER

674732

DATE OF INSPECTION

April 11, 2026

INSPECTOR

Trevor Lovelace

A handwritten signature in black ink that reads 'Trevor Lovelace'.

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 1965. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Wet 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.

Exterior

1. 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 10)
2. Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 6)
3. Water damage was noted at the garage side entry door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 1)

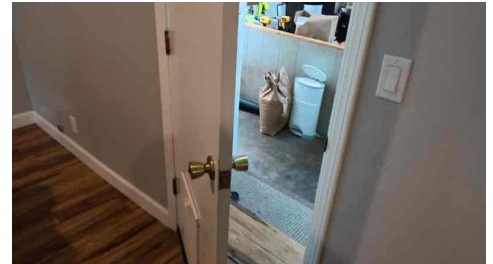


Photo 10

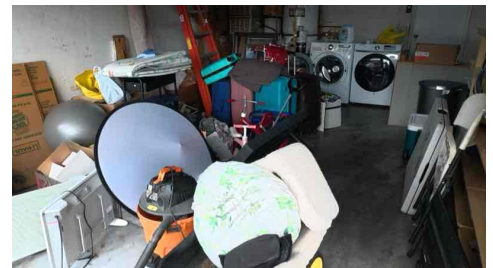


Photo 06



Photo 01

Exterior

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



Photo 02

5. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 5)



Photo 05

Electrical

6. We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 8)

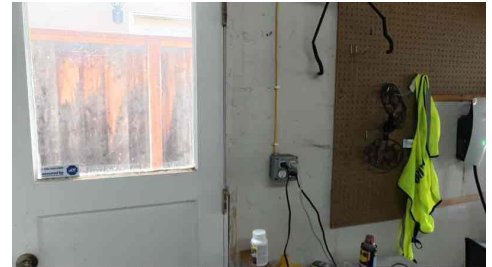


Photo 08

7. Ungrounded "3-prong" outlets at the dining room, upstairs bedrooms 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 12) (See Photo 14) (See Photo 15)



Photo 12

Plumbing

8. There is a uncapped gas line noted in the laundry room. When a gas line is not used we recommend it be capped. (See Photo 7)



Photo 07

Interior

9. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. (See Photo 16)
10. The openings in the staircase railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 17)
11. One or more of the burners on the cooktop/range top are inoperative or will not light. The pilot lights or electronic igniters are in suspect. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician. (See Photo 11)
12. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 13)
13. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector installed outside of the sleeping quarters and on each level of the home. At the time of this inspection a Carbon Monoxide Detector was located in the bedroom and upstairs hallway. As a carbon monoxide detector was not noted in all of the recommended locations additional detectors should be installed. (See Photo 13)
14. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 9)



Photo 16



Photo 17



Photo 11

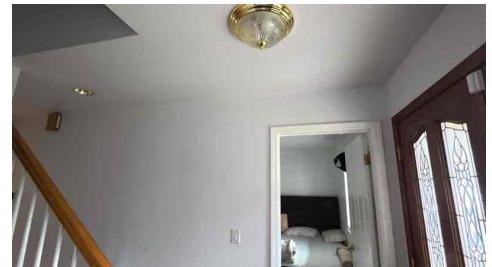


Photo 13

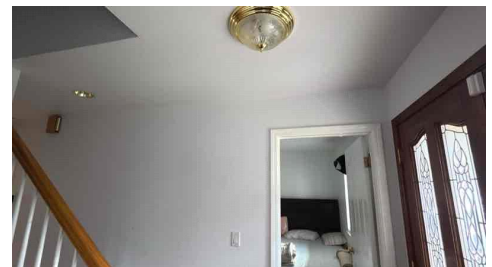


Photo 13



Photo 09

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: Closet • Attic Method Of Inspection: From the Access
Roof Structure	• Rafters • Plywood or Orientated Strand Board • Spaced Plank
Ceiling Structure	• Joist
Wall Structure	• Wood Frame
Floor Structure	• Wood Columns • Wood Floor Beams • Board and Plank Subfloor
Crawlspace/Basement (Access)	• Location: Closet
Foundation	• Poured Concrete Perimeter

COMMENTS:

The sill appeared to be adequately secured (anchor bolts or straps) to the foundation, unless noted otherwise.

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

1. Minor cracks were observed in the foundation walls of the structure. Smaller foundation cracks are not uncommon and often indicate some settlement and/or movement may have occurred. The rate of movement cannot be predicted during a one-time inspection. A thorough evaluation of this condition is beyond our qualifications. For additional information we recommend contacting a licensed foundation contractor for further evaluation. (See Photo 19)
2. Water stains were evident in the attic and/or garage at the time of inspection. It is unknown whether these stains are from a past or present leak. We recommend consulting the home owner for further information in regards to past or present repairs to the roof.
3. The attic is equipped with one or more automatic fans. The fans were not activated during this inspection. We recommend contacting a licensed technician for evaluation of their operation.
4. All debris and/or trash should be removed from the crawl space. This will aid in future inspections.
5. 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.
6. Past repairs have been performed in the crawl space. We recommend consultation with the owners regarding the extent of the repairs and any permits that may have been obtained and/or signed off.

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.

Roofing

ITEM DESCRIPTIONS:

Roof	• Composition shingle • Method of inspection: From The Ground.
Chimney	• Masonry • Method of inspection: From The Ground.
Gutters and Downspouts	• Metal • Downspouts Discharge Location: Above Grade

COMMENTS:

We recommend reviewing a roof inspection report performed by a licensed roof inspector on this structure.

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

1. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
2. 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.
3. We did not go on the surface of the roof. The chimney could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the chimney, we recommend you consult a licensed masonry contractor.

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.

- Inspection of the roof mounted solar equipment is beyond the scope of this inspection and is excluded from this report.

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• Masonry Block
Fencing/Gates	• Wood
Porch/Deck, Patio Covers	• Brick/Pavers • Concrete
Stairs/Railings/Landings	• None
Exterior Walls	• Wood Siding • Stucco
Fascia, Eaves and Rafters	• Wood • Open Rafters • Soffitted Eaves
Windows	• Vinyl
Doors	• Wood • Sliding Glass • Composite
Garage/Carport	• Attached
Garage Door	• Metal (2) • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

Storage of personal belongings within the interior of the garage prevented a full visual inspection of the area. Therefore, the area was not fully inspected. With removal of all personal items and a complete inspection, conditions in need of attention may be discovered. (See Photo 6)

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

- ! 1. 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 10)
- ! 2. Water damage was noted at the garage side entry door. We recommend the services of a licensed general contractor and/or structural pest control company regarding repairs. (See Photo 1)
- ! 3. Water damage was observed to the rafters at the front. We recommend the services of a licensed general contractor and/or structural pest control company. (See Photo 2)
4. Sprinkler heads were observed tilted or misaligned. Improper alignment can reduce coverage efficiency and direct water away from intended landscaped areas. Adjustment or replacement by a qualified irrigation contractor is recommended. (See Photo 3)
- ! 5. The garage door did reverse properly when the infrared detection system for the auto reverse was tested; however, we did note that the detection system for the auto reverse was installed too high or too low from the ground. We recommend proper mounting of the devices on the base of the garage jambs between 4" to 8" inches from the ground as per manufacturers recommendations. Information on the garage door openers is available from the consumer product safety commission at www.cpsc.gov. (See Illustration 3B) (See Photo 5)
6. The pet door within the garage passage door is a breach in the fire separation between the garage and the living area. The opening is near the floor and may not significantly increase the risk of fire spreading. However, we recommend replacement of the passage door. (See Illustration 3L)
7. The loft installed in the garage was not designed or constructed to support heavy loads. Storage of light items would be appropriate but the storage of heavy files, books, etc. is discouraged.
8. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
9. The walkway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
10. Vegetation growing on or within 6" of exterior walls should be kept trimmed away from siding, window trims and the eaves.

11. 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.
12. There are some larger than normal sized cracks in the driveway. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
13. The drywall or wall finish in the garage is damaged, cracked or blemished in one or more areas. We recommend repair or refinishing
14. Irrigation spray was observed discharging onto walkways and/or driveway surfaces. Overspray onto hardscape surfaces is wasteful of water and may create slippery conditions, increasing the risk of slips and falls. System adjustments are recommended.
15. One or more irrigation zones did not activate during functional testing. Non-operational zones may indicate valve, wiring, or controller issues and can result in inadequate watering of landscaped areas. Further evaluation and repair by a qualified irrigation contractor is recommended.
16. The drip irrigation system did not provide adequate coverage to all intended landscaped areas at the time of inspection. Portions of the landscaping appeared to receive little or no water from the installed drip emitters, which can result in uneven watering, plant stress, or reliance on extended run times that increase water use. Further evaluation and adjustment of the drip system layout, emitter placement, or components by a qualified irrigation contractor is recommended to improve coverage and system performance.
17. Drip irrigation tubing was observed leaking, damaged, or separated at one or more locations. Defects in drip tubing can waste water, reduce water delivery to landscaped areas, and contribute to localized saturation or erosion. A qualified irrigation contractor should further evaluate and repair or replace damaged tubing and fittings as necessary. (See Photo 4)
18. Drip tubing was observed exposed above grade, poorly routed, or otherwise susceptible to physical damage. Exposed tubing is more likely to be punctured, pulled loose, or degraded by sunlight, which can lead to leaks and reduced system reliability. A qualified irrigation contractor should improve the installation by securing, protecting, or rerouting the tubing as appropriate.

MAINTENANCE ITEMS & GENERAL INFORMATION

19. 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.
- The property is equipped with a residential in-ground landscape irrigation system. This optional inspection is performed in accordance with California Business and Professions Code requirements and consists of a visual and functional evaluation of the landscape irrigation system components serving turf, as identified. The inspection includes observation of the irrigation controller, visible above-grade irrigation piping, sprinkler heads and risers, valve operation, zone activation and shutoff, spray patterns, coverage, and visible signs of leakage, runoff, or overspray onto hardscape or structures at the time of inspection. This inspection does not include hydraulic analysis, pressure or flow measurements, underground piping evaluation, below-grade leak detection, precipitation rate calculations, system design or efficiency analysis, controller programming optimization, repairs, or verification of compliance with local water agency rules or watering restrictions. Conditions may exist that were not observable at the time of inspection.
- The detached barbecue was not inspected and is excluded from this report.
- The detached outbuilding, related equipment and ancillary wiring and plumbing services were not inspected and are excluded from this report.

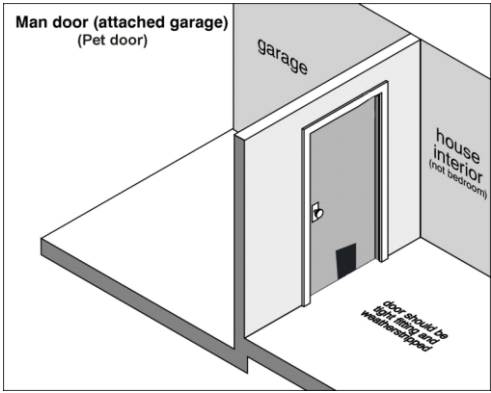


Illustration 3L

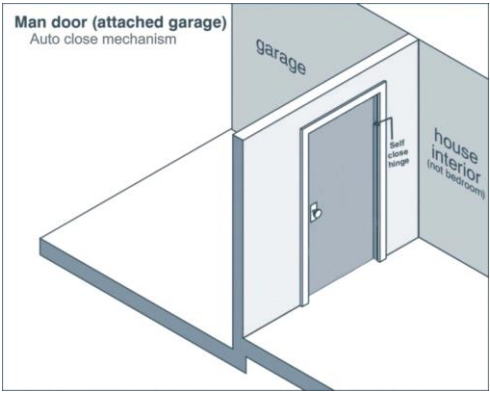


Illustration 3G

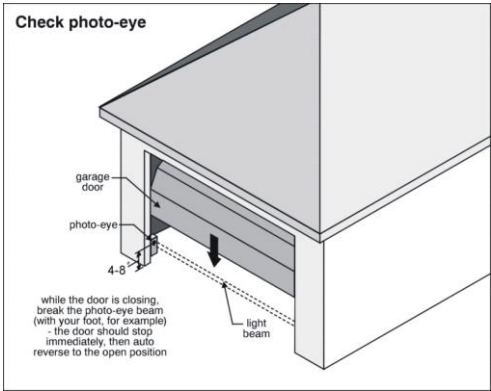


Illustration 3B

Electrical

ITEM DESCRIPTIONS:

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

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.

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

- ! 1. We found exposed wiring at the garage walls below 7' feet. Even if insulated, we recommend all wiring be encased in conduit or otherwise protected in accordance with present standards. (See Illustration 4E) (See Photo 8)
- ! 2. Ungrounded "3-prong" outlets at the dining room, upstairs bedrooms 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 12) (See Photo 14) (See Photo 15)
3. The main and/or branch electrical panel is crowded with wiring. A larger panel would be desirable, especially if future remodeling or upgrades are considered.
4. One or more of the lights in the garage, upstairs guest bedroom and master bathroom are inoperative. This may be due to turned off switches which were not located during our inspection. If the bulb has not failed or the lights switched off, the circuit should be investigated and repaired.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

5. 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.
6. 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.
- One or more added recessed light fixtures appear to have been installed in the ceiling as noted from the attic. Some recessed light fixtures require a certain amount of clearance between the insulation and the metal fixtures, however due to inaccessibility, clearance issues or time limitations we were unable to fully evaluate every light fixture. For additional information we recommend further evaluation of the fixtures by a licensed electrical contractor.
- Inspection of the solar panel electrical system is beyond the scope of this inspection, all inquiries or questions in regards to the operation of the system should be made with the owner or a licensed electrical contractor familiar with type of electrical system.

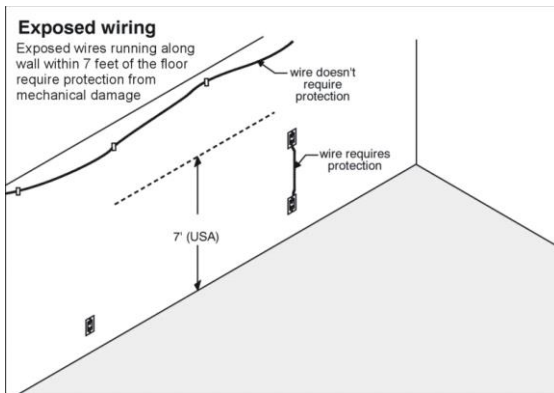


Illustration 4E

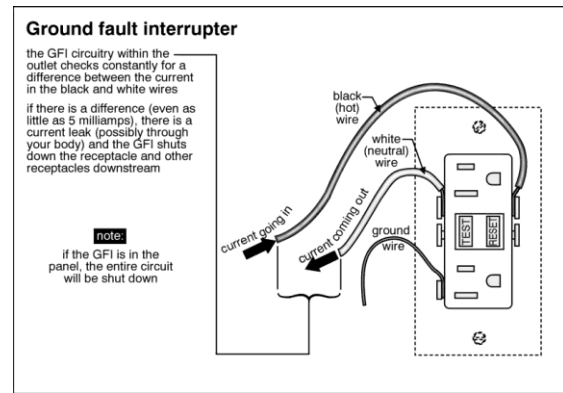


Illustration 4L

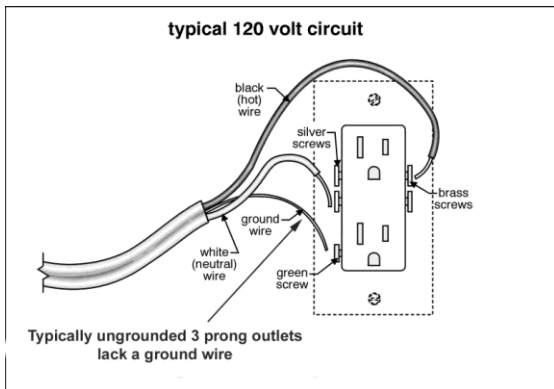


Illustration 4O

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Bryant • Location: Garage
Distribution/Ducting	• Ductwork

COMMENTS:

The heating system was activated using its available controls and was found to be operational at the time of inspection. We recommend a licensed HVAC contractor be retained for further evaluation of the heating unit.

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

1. Damaged, loose, or missing insulation wrap was observed on portions of the HVAC ducting at the crawlspace. These conditions expose or compress the insulation, reducing thermal performance. Deteriorated wrap may also indicate concealed issues with the ducts (e.g., air leaks or disconnected sections). We recommend a qualified HVAC technician fully evaluate all accessible ductwork, make any necessary repairs, and restore continuous, properly secured insulation/jacket coverage throughout. (See Photo 20)
2. There are some rusted ducts. Although still functional, they should be monitored for damage and replaced when or if necessary.

MAINTENANCE ITEMS & GENERAL INFORMATION

3. This home is heated with a mid efficiency forced air furnace. In this type of furnace, air is circulated by a blower motor through a heat exchanger, which is heated by the burner unit at the base. An induced draft motor is used to force the exhaust from the furnace to the exterior

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 ASHI 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 ASHI 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 units(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

• Electricity

Cooling System

• Air Cooled Central • Manufacturer: Bryant • Location: Exterior Rear

COMMENTS:

The air conditioning system could not be tested as the outdoor temperature was below 65 degrees F. (See Illustration 6A)

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

1. Damaged insulation on air conditioner refrigerant lines should be repaired. This will help to increase the efficiency of the unit. (See Photo 18)
2. The air conditioning condenser unit is not mounted or secured to the platform properly. We recommend it be secured or mounted as necessary.
3. The fins that are part of the coil at the exterior condenser unit show deterioration. This may be a cosmetic condition, but it could be a sign of other problems beyond the scope of our inspection. We recommend consulting a licensed HVAC contractor for further evaluation.

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.

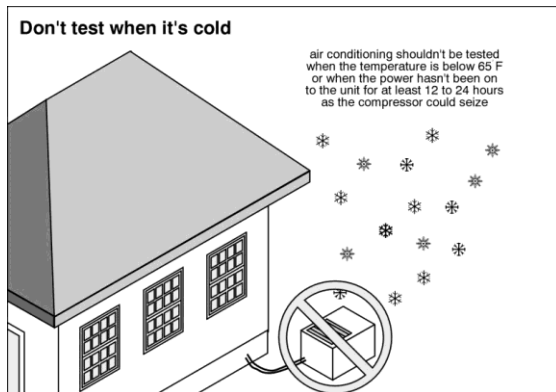


Illustration 6A

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 6-10
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• None
Attic/Roof Ventilation	• Roof Vents • Gable vents • Fascia vents • Power Vent
Crawlspace Ventilation	• Exterior wall vent(s)

COMMENTS:

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
Supply Piping	• Metallic Material
Drain/Waste/Vent	• Plastic Material • Metallic Material
Cleanout	• Location: Exterior
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation 'Action Items'**

1. The metallic drain 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 clogging and eventual leakage. We recommend the piping be further evaluated by a licensed plumbing contractor to determine if replacement or repair is necessary.
2. Due to the water heater being covered with a insulating blanket, which was not removed we were unable to determine the general specification (age, manufacturer, capacity etc.). We recommend the blanket be removed if this information is desired by interested parties.
3. There is evidence of minor corrosion and rust, but no leakage on the exposed and accessible metal drain piping at the crawl space. This piping should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should be considered.
- ! 4. There is a uncapped gas line noted in the laundry room. When a gas line is not used we recommend it be capped. (See Photo 7)
5. The toilet at the master bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J)

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

6. During the process of plumbing fixture renovation, we recommend that exposed older piping be replaced.

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.

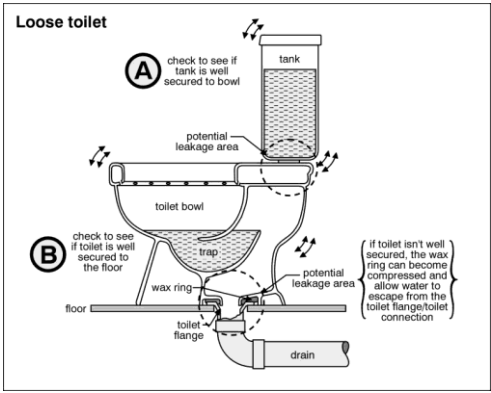


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Built in Electric Oven (2) • Gas Cooktop • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Tile/Stone • Wood • Vinyl
Doors	• Hollow Core • Sliding
Window Style and Glazing	• Sliders • Bay • Double Pane
Stairs/Railings	• Present
Fireplace/Wood Stove	• Cosmetic Gas or Electric • Gas
Cabinets/Countertops	• Wood • Solid Surface
Laundry Facilities/Hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell • Carbon Monoxide Detector

COMMENTS:

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

INTERIOR

- ! 1. The openings in the staircase railing are larger than 4". For improved safety it is recommended that the railing be altered for an opening of less than 4". (See Illustration 9K) (See Photo 17)
- ! 2. This home does not have enough smoke detectors installed. The installation of smoke detectors should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms. (See Photo 13)
- ! 3. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector installed outside of the sleeping quarters and on each level of the home. At the time of this inspection a Carbon Monoxide Detector was located in the bedroom and upstairs hallway. As a carbon monoxide detector was not noted in all of the recommended locations additional detectors should be installed. (See Photo 13)
- ! 4. Evidence of vermin activity was observed within the structure. It is likely this evidence will extend into inaccessible areas. The owner is advised to contact the appropriate trade for further evaluation and remedial measures if necessary. (See Photo 9)
- 5. Damaged and/or loose dryer vent ducts were noted at the laundry. We recommend they be repaired or replaced as necessary. Typical standards for dryer vents require a four inch, smooth wall duct, no longer than fourteen feet, with a hooded damper at the termination. A flexible vent six feet maximum may be used at the dryer connection but cannot pass through floors or walls. (See Photo 7)
- 6. It may be desirable to replace the window screens where missing or damaged.
- 7. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
- 8. Various interior doors, windows, and electrical outlets were partially inaccessible due to personal belongings and/or furniture at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend all personal belongings and furniture be removed and these areas further inspected.
- 9. The fireplace is presently equipped for decorative ceramic gas logs only. If wood or other solid fuels are to be burned the logs should be removed and if applicable the flexible gas line replaced.

KITCHEN

- ! 10. One or more of the burners on the cooktop/range top are inoperative or will not light. The pilot lights or electronic igniters are in suspect. For attention to the conditions noted and/or cost estimates, if necessary, we recommend the advice of a qualified appliance technician. (See Photo 11)
- 11. The dishwasher air gap device is improperly installed. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that it be installed correctly. (See Illustration 9G)

BATHROOMS

- ! 12. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. (See Photo 16)
13. Cracked, deteriorated and/or missing grout and caulk in the master 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.
14. The window and sill of the master bathroom shower 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.

MAINTENANCE ITEMS & GENERAL INFORMATION**INTERIOR****15. 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.

16. 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

17. 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 adequacy of the fireplace draw cannot be determined during a visual inspection.
- 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.
- The fireplace was visually inspected however the gas burner was not tested.
- 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.

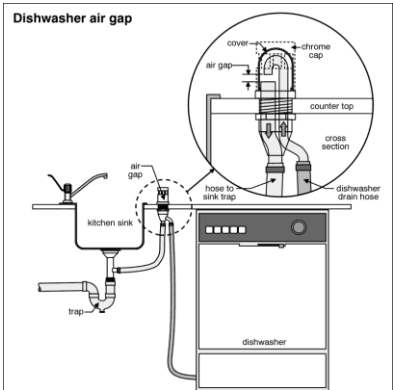


Illustration 9G

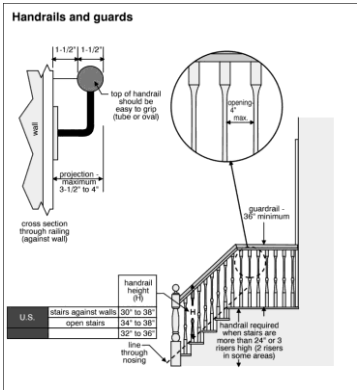


Illustration 9K

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

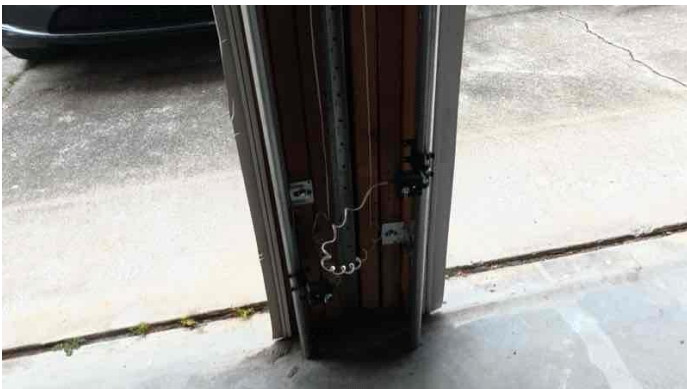


Photo 05

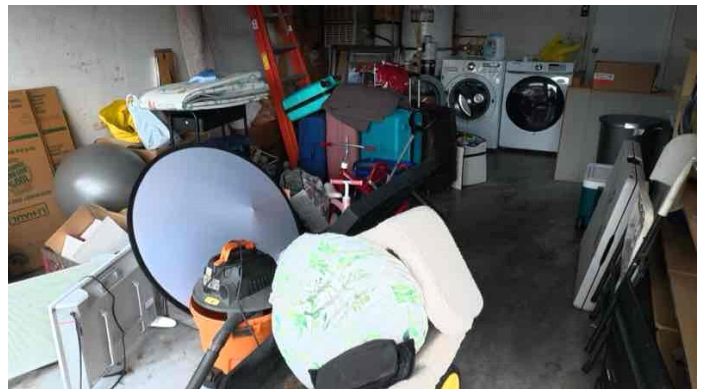


Photo 06



Photo 07

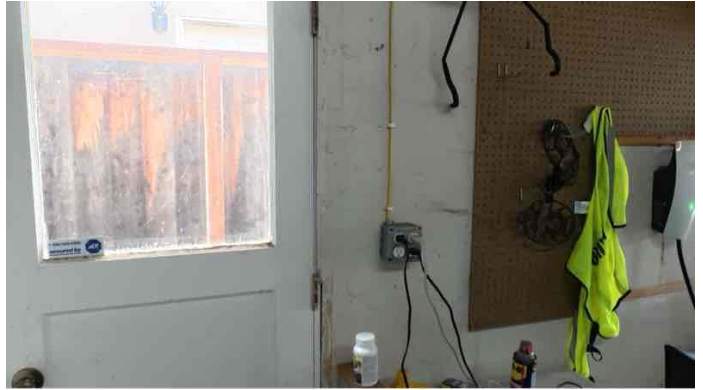


Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

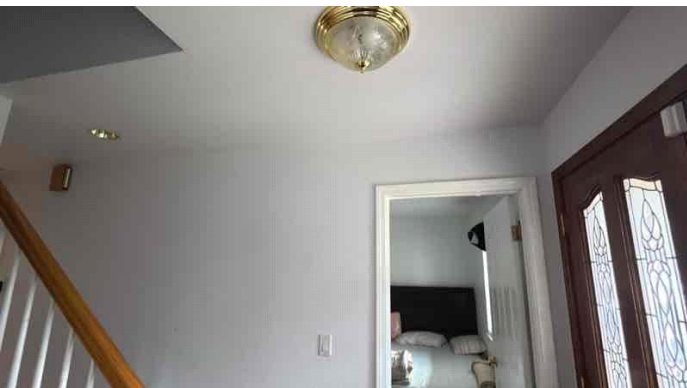


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

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 **4/11/2026**

Invoice No **1185640P**

Bill To:

Tina Leslie
Chicago Title
18525 Sutter Blvd #100
Morgan Hill, CA 95037

Property Information:

Address: **3267 Sueno Drive**
San Jose CA, 95148
Report No: **674732TPRSD**
Escrow#: **3022260465-T**

Billing Information:

4/11/2026	Home Inspection	\$905.00
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Total Due:	\$905.00
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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