

# Inspection Report

*Prepared Exclusively For*

**R. Client**

45 Tesla Court Menlo Park ,Ca

Inspection Date: 10/10/2009

Report # 20911-24



*Prepared by:*



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*Proud Member of:*

*American Society of Home Inspectors (ASHI), California Real Estate Inspection Association (CREIA), American Society of Testing and Materials (ASTM) committee E06 Member, Kaplan-ITA School Instructor, International Code Council Professional Member (ICC), California Building Inspectors Group (CALBIG) Member, Western Construction Consultants Association WESTCON Member*

**The 45 Tesla Court, Menlo Park Ca 94003 Report**

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**Po Box 2425 Redwood City, Ca 94064**

12/1/2009

R. Client  
340 Emerson  
San Francisco , CA .

Dear R. Client,

Thank you so much for the opportunity to serve you by performing a property inspection at 45 Tesla Court in Menlo Park ,CA. We appreciate the confidence you placed in us by allowing us to serve you in this way.

We realize that whether you're the buyer or the seller, this can be stressful given the importance of the information provided. We hope the inspection we performed has helped in making your experience with our company a positive event and that you learned something about a home as well.

The inspection and consulting business is for the most part a referral-based business. If you were pleased with our services, we would greatly appreciate any referrals to friends or colleagues. We would also welcome you to send a testimonial for our website. Your referral is the highest compliment we could receive.

If you have any questions about your inspection report please do not hesitate to give us a call at 650-365-4778 during normal business hours or by email at [Jfrishof@yahoo.com](mailto:Jfrishof@yahoo.com). You can also visit our website at [www.ea1services.net](http://www.ea1services.net)

Thank you again for the opportunity to serve you.

Sincerely,



Jeff Frishof  
President-Eagle One Services, LLC

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## REPORT DEFINITIONS & SCOPE

### This Report Complies with the Business and Professions Codes 7195-7199

\*Note: *Italicized* words in this document are defined in the Glossary of Terms.

- A. A real estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.
- B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.
- C. These standards provide inspection guidelines, make public the services provided by private fee-paid inspectors, and define certain terms related to these inspections.
- D. Unless otherwise agreed between the *inspector* and client, these standards shall apply to the *primary building* and its associated *primary parking structure* only. The *inspection* shall be limited to those specific *systems, structures, and components* that are present and visually accessible. *Components* and *systems* shall be operated with *normal user controls* only and as conditions permit. *Inspections* performed accordance with these standards are not intended to be *technically exhaustive*.
- E. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.
- F. *Inspection reports* may contain recommendations regarding conditions reported or recommendations for *further evaluations by appropriate persons*.
- G. As stated in our *Inspection Agreement* discussion of any local building code or zoning ordinances is not part of our inspection report.

The inspector has inspected the major structural components, plumbing, electrical and heating systems and/or components for signs of material defects or non performance or may just be in need of general repair or upgrades. The inspection report findings are compiled in accordance with current Standards of Practice of the American Society of Home Inspector (ASHI) and in accordance with the statements made by the State of California Business and Professions Codes 7195-7199. Copies of these standards are available at the web site, [www.ea1services.net](http://www.ea1services.net).

There may also be areas or components that would be excluded as part of a routine home inspection but were inspected on a limited level. These could include but would not be limited to, pools, spas, detached structures, septic systems, water treatment systems, landscape watering, low voltage lighting, telephone or cable TV. Any inspection of these areas or components would be done as a courtesy or advisory statement only and should not be relied upon as part of the stated standard home inspection. For complete evaluation of these areas or components it is recommended you retain the advice and services of a qualified specialist/professional who is familiar with that area of expertise.

It is possible that portions of the residence were inaccessible at the time of the inspection. This may be due furniture or personal belongings which the inspector is not expected to move. It is recommended that if there are inaccessible areas or components reported, access be provided prior to close of escrow for inspection of reportable conditions. Failure to do so will cause Eagle One Services LLC and its inspectors to be held harmless from any actions resulting in any future claims action.

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Our report of condition is not intended as an overall criticism of residence, but as a professional opinion on the state of areas, components or a combination of both based on observations **on the day** of the inspection.

Any and all verbal discussions of conditions should not be relied upon as the final opinions given. Only those opinions expressed within this report shall be considered as final opinion of observed conditions. It is the responsibility of the reader of the report to read this report entirely and to contact Eagle One Services LLC with any questions that are not answered to their satisfaction.

At the lower right corner of all pages of this report is a page initial line. Should any questions be raised by anyone relying upon our report either prior to or after the close of escrow, the persons claiming to rely upon our report will be asked to furnish a copy of the initialed report page in which the concern is to be addressed. By initialing the page you accept all terms as stated in this report **and** our Signed Inspection and/or Consultation Agreement.

## CONDITION CODE DEFINITIONS

### **SAFETY CONCERNS**

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building and/or both. These conditions warrant immediate further evaluation and corrections by the appropriate persons "specialist in the appropriate trade or profession".

### **CORRECTIONS RECOMMENDED**

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made the appropriate persons "specialists in the appropriate trades or profession".

### **RECOMMENDED UPGRADE**

[RU] **Recommended Upgrades:** are systems and/or components that may not have been available, required or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact. If any remodeling and/or repairs are done on this property and/or structure, upgrading may be required of various systems and/or components. It is recommended that prior to any repairs or remodeling, you verify with the local building department all plans for needed upgrades comply with currently accepted trade/building standards.

### **FURTHER EVALUATION**

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by the appropriate persons "specialist in the appropriate trade or profession".

## **INSPECTION INFORMATION**

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract prior to the removal of any/all contingencies. The buyer/client is to personally perform a diligent visual inspection of the property after the seller/client vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to close of escrow, Eagle One Services LLC and its inspectors limits its responsibility to the provision of recommended repair only and will not be responsible for actual repair and/or replacement of that area/component which was not disclosed whether to the buyer or Eagle One Services LLC. Please contact our office immediately for an additional evaluation regarding such visible "conditions" which may be observed prior to the close of escrow or the removal of buyers contingencies. Failure to follow these procedures will limit the responsibility of Eagle One Services LLC or its inspector(s) to only those items stated in the originally delivered report.

Our report is not a substitute for the property owner/s Disclosure Statement" under Sections 1102, 1102.2, 1102.4, and 1102.5 of California Real Estate Law, and does not relieve the property owner from providing the required disclosure forms under Section 1102.6.

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Eagle One Services LLC cannot control the interpretation and use of this report by anyone including third parties and will absolutely not assume any legal responsibility for any such use or interpretation as many "On-Site" discussions of observed conditions are verbally communicated during the course of our inspection on the above date of this report. Therefore, it is requested that buyers, sellers or other interested parties, if so authorized by our clients, who enter into a ratified sales contract for purchase and/or sale of this property call Eagle One Services LLC for a personal "On-Site" review/consultation of the conditions described within this report for any clarifications of our findings.

The cost of an "On Site Review/Consultation" is 50% of the original inspection fee paid to Eagle One Services LLC. Failure to comply with this request will relieve and hold harmless Eagle One Services LLC of any responsibility or legal liability to the buyers in contract due to lack of understanding or possible misinterpretation of disclosed conditions contained within our report.

Our inspection is intended to follow the recognized standards of care of the American Society of Home Inspectors or ASHI and pursuant to sections 7195-7199 of the State Business and Professions Code currently required of professional home inspectors in the State of California, a copy is readily available at the web site [www.leginfo.ca.gov](http://www.leginfo.ca.gov).

In the event any opinion, definition, or verbal explanation expressed and/or contained in our inspection report is not totally clear in concept, please call us immediately for further arrangement of consultation at the site during our normal office business hours, 9:00am to 5:00pm, Monday through Friday to arrange a convenient time for all involved parties to review any of your concerns.

### INTRODUCTORY NOTES

#### IMPORTANT INFORMATION

[NOTE] *We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters.*

[NOTE] *We recommend obtaining equipment operating manuals, manufactures installation instructions and documentation for all warranted items of the building.*

[NOTE] *We recommend inquiring about any/all permits and local jurisdictional inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.*

[NOTE] *This inspection report and its finding are held to the observations on the date of the original visit to the home. It is our intent to identify any area or component that would require upgrades, further evaluation and/or correction. If the inspector is requested by any person relying upon this report to return to the site, it may be possible that area or component conditions have changed. Eagle One Service LLC is not responsible for conditions that have changed due to acts of mother nature or service personnel which have been retained to address any concern. If any reported condition is further evaluated/corrected, the person relying upon this report should request a written invoice documenting the work from the service company retained to repair the noted conditions.*

[NOTE] *We recommend having the locks of all exterior doors re-keyed and if alarms are provided, they should be recoded after taking possession of the building for security reasons.*

[NOTE] *Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Where diagrams from the Code Check series of booklets are provided, Eagle One Services LLC wishes to thanks the authors and illustrators for providing the diagrams for added information to be used in additional descriptions of the standard of installation as stated in our report. The Code Check Series of booklets can be purchased for personal use at [www.codecheck.com/index.html](http://www.codecheck.com/index.html)*

[NOTE] *It should be clearly understood by any person reading this report that any inference that this is a "Code" inspection is incorrect. Our recommendations are made based upon a wide variety of standards that were either in place at the time of original construction of the home or may have become the standards of any of the trades since that time. Any/all adopted*

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*building codes are intended as a minimum standard and not necessarily the best method of installation. Therefore our report is not intended as stating whether or not any area or component is "Code Compliant", but rather based upon our opinion that visual conditions exists which needs further attention. If you should have any concern that an area of the home or property or any component has been installed in accordance with local building department standards, it is recommended that you contact your local Authority Having Jurisdiction. It is also recommended that you request all installation/service manual be provided which may have more restrictive installation requirements.*

## **GENERAL COMMENTS**

[NOTE] Product recalls and consumer product safety alerts are added almost daily. If the clients are concerned about appliances or other items installed in the home that may be on such lists, the clients may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <http://www.cpsc.gov> or [www.recalls.com](http://www.recalls.com) for further information. A basic home inspection and the recognized standards of practice does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

## **CLIENT & SITE INFORMATION**

### **FILE/DATE/TIME**

File #2091124 - 45 Tesla Court, Menlo Park Ca 94003 Date: 10/10/2009 Time: 09:00 AM

### **CLIENT NAME**

R. Client

### **LOCATION**

Menlo Park, California

### **BUYER'S AGENT**

N/A

### **LISTING AGENT**

N/A

### **WEATHER/SOIL**

Weather conditions at the time of the inspection were clear, the temperature was 60-70 degrees, and the ground was damp from landscape watering.

### **MAIN ENTRY**

Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building or the entrance to the residence when the unit is located in a common building/structure. The entrance to this residence faces west.

## **BUILDING CHARACTERISTICS**

### **STRUCTURE**

Age: Estimated to be approximately 45 years old, 1 story, Single Family residential dwelling.

## **UTILITY SERVICES**

### **ELECTRICITY**

The main electrical service panel and disconnect were located on the left of the home.

### **GAS/PROPANE SERVICE**

The gas meter and shut off was located on the front of the home.

### **WATER/SEWER**

The location of the main water service shut off valve was on the front of the home.

### **UTILITIES**

At the time of the inspection all utilities supplied to the residence were on.

## **OTHER INFORMATION**

### **PEOPLE PRESENT**

Those who were present are the time of the inspection were the clients, pest inspector and the inspector.

### **BUILDING OCCUPIED**

The residence was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. It is advisable, that once the personal belongings have been removed, that those areas which were not inspected be visually inspected for signs of reportable conditions. It is the sole responsibility of the client(s) to notify Eagle One Services LLC immediately if conditions are noted prior to either the removal of contingencies, the close of escrow or release of any associated legal claims against, sellers, contractors or other involved entities. Any failure to do so, will result

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in Eagle One Services LLC and its fellow inspectors, accepting no responsibility from any claim which may arise out of this discovery.

## INSPECTED BY

Jeff Frishof

## COMMENTS

Where noted, material physical deficiencies in the systems, structures, and/or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of this report. While conditions noted may be of lesser concern to the persons reading this report, we recommend all repairs, or corrections be made by the appropriate persons "specialists in the appropriate trades" using currently approved methods prior to the close of escrow and/or the removal of contingencies.

## ENVIRONMENTAL ISSUES OR CONCERNS

Environmental issues include but are not limited to carbon monoxide, toxic molds, mildew, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel tanks, ground water contamination or soil contamination. The lack of statements noting any of the named environmental issues does not equate to a statement that they do not exist. If conditions are stated that there is a possibility of their presence, then the **appropriate** specialists should be contacted for further testing and determination of any needed remedy. Most of the concerns stated, require laboratory testing to verify the condition.

These specialists and laboratories have invested significant time and money into the training of personnel for testing of and remediation of these substances. As a home inspection company Eagle One Services LLC and its inspectors **are not** trained in these discipline and it is recommended the client retain the advice and services of the qualified specialist. Eagle One Services and its inspectors as stated in the signed Inspection Agreement is excluded from testing of these substances. For further information, it is recommended that you acquire the publications from the State of California, "Environmental Hazards: Guide for Homeowners and Buyers" from your real estate professional agent or broker.

## GENERAL ENVIRONMENTAL INFORMATION

### MICROBIAL CONCERNS

[NOTE] *Conditions commonly associated with any form of microbial growth may or may not be present in this residence. Current standards for home inspections only requires a reporting of conditions which may be caused by some form of moisture intrusion and/or damage.*

*Actual inspection for and/or identification of molds/mildews is beyond the scope of this inspection and the inspector is not qualified to properly identify this type of concern. If conditions are reported relating to possible moisture damage, it is recommended further testing and/or remediation by a qualified specialist such as an industrial hygienist with a degree in mycology, aerobiology or microbiology sciences be made.*

*Repair/correction of moisture damage or mold remediation should follow any/all currently accepted standards such as but not limited to, the guidelines of ASTM (American Society of Testing and Materials), EPA (Environmental Protection Agency) [www.epa.gov/mold/moldguide.html](http://www.epa.gov/mold/moldguide.html), IICRC S500 (Institute of Inspection, Cleaning and Restoration Certification) for Water Damage Restoration or IICRC S520 for Mold Remediation. Failure to follow these or other locally accepted standards can and will result in reoccurring problems and the need for additional corrective actions. Eagle One Services LLC does will not accept responsibility for any failure on the clients part to not follow currently accepted protocol in any remediation either by the client or contractors hired by the client. It is the sole responsibility of the client to research/verify that any contractor is qualified/licensed to provide services of correction/remediation.*

### ASBESTOS

Actual inspection for materials commonly associated with asbestos is beyond the scope of a routine home inspection. Your inspector may identify materials that would typically test positive for asbestos content. However, since the inspector is not licensed to make this determination, further investigation if concerned should be done by a qualified/licensed testing facility and/or contractor.

[NOTE] *Because of the age of the home, materials used in the construction or installation of flooring, ceiling coatings, and mechanical equipment may have asbestos products. The inspector will identify those areas where the conditions of the materials suggest repair or replacement. However, as stated above, if you have any concerns you should retain a specialist*



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for further evaluation.

## GENERAL COMMENTS

[NOTE] As an overall comment, if moisture stains are present in the home and/or reported, it is strongly recommended that you either retain the advice and services of a State Licensed Structural Pest Control Operator for review of those areas, or review any current pest inspection reports which may be available. These reports are the best source to determine if further evaluation, repair or general observation of the stain is required. Any failure to review this important document may result in a moisture intrusion problem that can be costly to repair if left unattended.

## STRUCTURAL COMPONENTS

The structural elements to be identified according to the standards of practice are the structural components which may include but are not to be limited to foundation slab and/or stemwall, floor support systems, anchor bolting of the foundation, wall and roof framing and sheathing. In some cases such as in a condominium or townhouse, these structural components may not be visible and will be so identified. Our inspection of these components will report conditions which **may** need further investigation by the appropriate specialist, be in need of repairs or **may** be outdated and no longer would comply with accepted residential building standards.

The inspector is **not** expected by the standards of practice to enter under-floor or attic areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector, move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain access, identify size, spacing, location, or adequacy of foundation bolting and bracing *components* or reinforcement.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using currently approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

## STRUCTURAL DESCRIPTION

### FOUNDATION TYPES

The type of foundation is concrete slab on grade.

### FOUNDATION MATERIALS

The foundation material for this structure was poured in place concrete.

### ROOF FRAMING

Framing types: The roof framing where visually accessible was factory-built trusses

### ROOF SHEATHING

Materials: The roof sheathing materials where visually accessible were plywood

## FOUNDATION AND SUPPORT COMPONENTS

### FOUNDATION CONDITIONS

The slab was not visible for inspection due to the floor installed finish materials such as carpets, tile, vinyl or wood. No visible signs of cracks or deflections were observed in the finished surfaces to suggest the need for further review. If any floor coverings are present, it should be understood that once removed cracking may be visually present which would require further evaluation.

[NOTE] *Visual inspection cannot confirm if adequate waterproofing or dampproofing was installed beneath concrete slab-on-grade foundations to help prevent moisture infiltration due to concealment. The lack of adequate vapor barriers at this location can result in moisture entry into a building's interior environment resulting in water damage to the building's systems and components including personal property. Visual inspection of required footings of the slab is considered beyond the scope of the inspection as this can only be reviewed with destructive testing.*

[NOTE] *The current owner of the residence/building should be asked to provide any knowledge of either cracking or moisture intrusion or evidence of potential for evidence that have been discovered during their ownership. See any additional comments that may be in the 'INTERIOR' section of the report.*

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No visible signs of moisture intrusion were noted at the time of the inspection. However, the concrete surfaces should be inspected if finishes are ever replaced. If signs of cracking or moisture intrusion is discovered further corrective action of the source of the moisture and repairs are recommended.

## **EXTERIOR**

[FE] What are commonly referred to as hairline and/or small cracks were visible on portions of the stemwall foundation that at the time of the inspection were 1/64 " or less. This type of cracking can be a result of shrinkage of materials and/or minor settlement and usually does not affect the performance of the foundation. It is important that all cracks be periodically inspected for any changes which may occur, generally on an annual basis. Additionally, it is recommended that these cracks while still small be properly stabilized and sealed to prevent any moisture intrusion or movement. It is recommended that you review any comments made additionally in this report regarding wall or other interior conditions which may also be noted. For any further information and/or additional evaluation of the conditions noted, please retain the advice and services of qualified specialist.

## **MUDSILLS**

The mudsill plate is the first wood and/or metal member installed on top of the foundation material and in which anchor bolts would be found in current residential construction.

[NOTE] *The mudsill was not visually accessible due to the configuration of the structure, concealed surfaces or being embedded into the concrete during original placement. We can offer no opinion as to any condition of the mudsill without further destructive testing which is beyond the scope of a home inspection. At the time of our inspection we found no reportable conditions that would suggest the need for this type of inspection.*

## **SEISMIC ANCHORING AND BRACING COMPONENTS**

### **ANCHORING & BRACING**

Anchor bolts are fasteners that connect the wood framing to the foundation. They help to limit the ability of the framing to move independently on the foundation in the event of seismic activity. Our inspection of the bolts is considered a representative sampling due to the fact that not all bolts may be available for visual inspection due to either finished surfaces, installation of shear panel or other conditions making inspection not possible. Older technology may also be a factor and if discovered, the need for upgrading would then be recommended.

[RU] A minimal number of foundation anchor bolts were visible and accessible areas of the crawl space as judged by current residential building standards which call for anchoring to be spaced at no more than 6 feet apart and that bolts should be a minimum 5/8 inch diameter. Additionally since mudsill components have been repaired in the past, it is possible that the depth of the bolting would not be consistent with current standards.

**Recommendation:** We recommend the installation of additional anchor bolts and/or seismic connectors as a foundation upgrade and part of home improvement and upgrading. This may be required if additions to the structure are made.

## **ROOF FRAMING AND SHEATHING**

### **ROOF TRUSSES**

Roof trusses support the roof components, transferring loads to the bearing walls. The bottoms of the trusses also support the finished ceiling. Trusses are engineered components assembled in a factory and shipped to the construction site as a packaged roof framing system. Any modifications to a truss is not approved without review by a structural specialist/engineer. The visible areas of the roof trusses appeared functional. The base cord is not visible for inspection due installed insulation materials.

### **ROOF SHEATHING**

The visible areas of the roof sheathing are functional and installed in accordance with standards in place at the time of construction.

## ATTIC AREA

Items to be identified and reported are the attic access opening(s) and accessibility, insulation materials/type and ventilation.

The *inspector* is not required to enter attic areas that, in the opinion of the inspector, are not accessible, or where entry could cause damage, remove insulation materials or identify composition or "R" value of insulation material or activate thermostatically operated fans.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

### LOCATIONS/TYPES

#### LOCATIONS/TYPES

The attic was accessed from the master bedroom closet ceiling.

### ACCESS OPENINGS AND ACCESSIBILITY

#### ATTIC ACCESS

[RU] The attic was entered and inspected from within. Inspection of the area was limited to those areas that either a walkway was installed or full and complete access was available to walk across ceiling joists and/or the base of the truss cord. Therefore, there still may be areas that are inaccessible without installation of a walkway.

**Recommendation:** It is recommended that additional provision to provide walk ways in the attic be installed where considered accessible.

### VENTILATION

#### VENTILATION

The visible attic ventilation appeared adequate. Attic ventilation is extremely important to the general "health" of a dwelling and can be provided by eave/soffits, gable, or ridge vents. Thermostatically controlled fans and wind driven turbines are sometimes used to augment passive ventilation. While no absolute formula for attic ventilation under all circumstances exists, experts generally agree that attic ventilation should remove excess heat and moisture from an attic space without the need for any moving elements, such as fans or turbines and should be roughly equivalent to 1.5 square inches of free vent area (about half the area of screened, louvered vents) for every square foot of attic floor. Total ventilation should be divided almost equally between gable or ridge vents and soffits or eave vents. Screening in vents should be 1/8" x 1/8" hardware cloth, rather than window screening.

### GENERAL COMMENTS

#### STORAGE

Truss roof construction is not designed for storage. If used for storage, it is possible that damage to the trusses may occur and it is not recommended.

## EXTERIORS

The inspection of exterior features to be identified and reported would include but not be limited to, wall cladding, veneers, trim, eaves, soffits, and fascias, exterior portions of a representative *sampling* of doors and windows, attached decks, porches, balconies, stairs, columns, walkways, guardrails and handrails.

The *inspector* is not required to *operate* or *evaluate* storm windows, storm doors, screening, shutters, thermal pane window seals awnings, remote-control devices, door operators, or gate operators, *examine* items not visible from a readily accessible walking surface. The inspector is also not required to perform a water test, verify thermal pane window seals, warrant or certify against leakage of all exterior surfaces and components.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

### EXTERIOR INFORMATION

#### **SITE GRADING**

The overall grading of the property was uneven.

#### **DRIVEWAYS**

The overall driveway material was concrete.

#### **WALKWAYS**

The walkways of the property were concrete

#### **PATIOS**

The material of the patio was concrete

#### **SITE DRAINAGE TYPE**

Drainage consisted of downspouts and surface drainage connected to subsurface drainage.

#### **SIDING/CLADDINGS**

The exterior of the structure was primarily covered with stucco.

### EXTERIOR CONDITIONS

#### **SITE GRADING**

[CR] The yard grading at areas around the foundation had inadequate slope. Most notable was at rear. The slope should fall away from the foundation at a rate of 1 inch per foot for at least 6 feet to prevent moisture accumulation next the foundation.

**Recommendation:** We recommend correcting the condition noted.

#### **SITE DRAINAGE**

[NOTE] *The property was provided with an underground drainage system. Visual inspection cannot confirm the condition or adequacy of the below surface drainage piping system to provide proper site drainage nor was it water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather. No confirmation of proper discharge was noted. Observation of the drainage, location of the discharge and/or inquiry of the current owner regarding the discharge and performance of the system is recommended. For further information on proper locations for discharge, it is recommended that the local Authority Having Jurisdiction should be contacted.*

#### **DRIVEWAY**

There were cracks in the driveway. No immediate action is required but steps to seal all cracks is recommended.

#### **WALKWAYS**

[NOTE] *There were cracks noted in the walkways typical of the concrete curing process. No action other than to seal cracks and to observe these cracks for changes that would require further repair.*

# The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

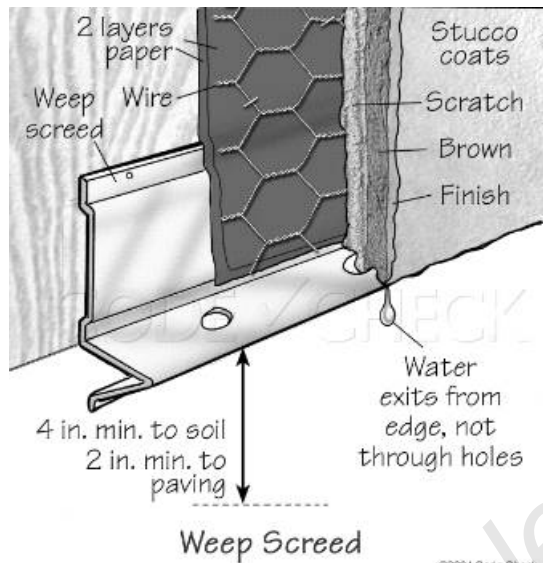
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## BALCONYS

The definition of a balcony in this report is a structural dependency of attachment of the balcony to the associated building. For structural support it relies upon the support beams extending into the structure a minimum of 2 times the length of the visible portions. It can also be concealed framing that functions more as a roof/balcony which requires provisions for drainage of water. At the time of our inspection no visible signs of areas for concern were noted. Review of framing every three to five years by a structural pest control operator is recommended.

## WALL CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS AND FASCIAS

### STUCCO CLADDING



[RU] This building was built in an era before weep screeds were installed at the visible bottom edge of the stucco siding and clearance to exterior grade was required. The stucco siding materials were observed to extend into the soil or below the finished exterior grade. This condition is no longer permissible under currently accepted trade/building standards due to the potential for water to wick up out of the soil which can cause deterioration to wood framing members.

**Recommendation:** It is recommended that every effort be made to minimizing moisture around the building exterior to help protect the stucco and the structural components from moisture damage.

### FINISHES

The exterior finishes of the residence was found to be in acceptable condition and in need of routine property maintenance.

### FLASHINGS

[RU] At the accessible areas of below the threshold of the french doors it was observed that no "Pan Flashing" material has been installed as is currently the standard. This is to prevent moisture intrusion to interior portions of the home and their related damage. At the time of our inspection, no evidence of problems were observed.

**Recommendation:** Re inspection of the thresholds every 2-5 years by a structural pest control operator is recommended. Any full change out of the door system should include the installation of a pan flashing detail.

### EXTERIOR TRIM

The visible exterior trim materials appeared functional. Maintaining of the trim around window, door or other openings in the structure is recommended.

### VEGETATION

[NOTE] *Pruning of trees, vines and/or bushes should be attended to especially where tree limbs may overhang or come in contact with the roof surfaces. Additionally, planting of trees too close to a homes foundation can cause roots to damage the foundation. If your home has any tree where the drip line of the branches may indicate roots near the foundation, a certified arborist should be retained to determine the best method of maintenance of the trees.*

## EMERGENCY EGRESS, DOORS AND WINDOWS

### DOORS

It is our recommendation that after the close of escrow a locksmith be retained to "re-key" all exterior entry doors in the interest of normal homeowner security.

### GARAGE DOORS

The garage vehicle and side entry doors were operated and functional.

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## EMERGENCY EGRESS

[RU] The bedroom windows were found to open the required overall dimensions for proper egress. However, a number of the bedrooms may be located on a second level or higher making egress difficult.

**Recommendation:** It is recommended that you acquire a safety ladder that can be used in the event of a emergency to safely exit the structure.

## OUTSIDE THE SCOPE OF THE INSPECTION

### PEST CONTROL ISSUES

Conditions observed by a home inspector are not a substitute for inspection by a licensed Pest Control Operator or exterminator. Any current visible conditions noted in this report will be reported as wood destroying pests only. By state law, only a licensed Pest Control Operator can offer opinions as to the type of wood destroy pests and recommended treatment of any noted conditions. Our comments therefore should not be considered as a final opinion on these noted conditions and it is strongly recommended that the holder of this report review finding the Pest Control Operators Report for further information.

### FENCING/GATES

The yard fencing appeared functional. Fencing or gates were only inspected near the home.

## ROOF SYSTEM

The items to be identified and reported upon would include but not be limited to, roof coverings flashings, vents, skylights, chimneys and flues, and other penetrations and roof drainage systems.

The *inspector* is not required to, walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or would be a hazard to the *inspector*, perform a water test, warrant or certify against roof leakage or predict life expectancy.

**We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

## ROOF INFORMATION

### INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

### ROOF COVERINGS

Materials: clay tile

### ROOF LAYERS

1 layer

### AGE

This is the original surface material installed at the time of construction of the home.

### ROOF DRAINAGE

The type of roof drainage was roof gutters with downspouts tied to subsurface drainage.

### COMMENTS

*The overall roof surface structure and material was not water tested as part of the Home Inspection. It is not part of a Home Inspection to certify that this roof will be free of leaks. All roof surface materials have an expected life span and this report is not intended to predict the life expectancy of the structure or surface materials. Periodic inspection of the roof and related components is recommended as part of routine property maintenance on all homes.*

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## ROOF COVERINGS

### CONCRETE OR SIMULATED TILES



It is difficult to walk on this type of roofing material without causing cracks and/or damage overall. Tile roofs should only be walked upon by qualified persons trained to do so. Walking on some tile roofs can void warranties.

[CR] It was observed that a number of tiles at several locations were cracked and in need of repair.

**Recommendation:** All repairs should be performed by a qualified specialist and in accordance with the currently accepted residential building standards.

### COMMENTS

*All roof surfaces have a finite life expectancy. This can range from 7 years for a tar and gravel roof to 50 plus years for concrete or metal tile roof. However, all surfaces should be periodically inspected and repaired/replaced as becomes necessary. It is outside the scope of a routine home inspection to determine the life left in any surface.*

*Because in most cases the underlayment materials are not readily accessible for visual inspection, we can not verify its proper installation. If any comments are provided above or elsewhere in our report they should be understood to be limited and may be an indication of much more significant problems/concerns which should be further investigated.*

*Homes that are going to be tented for termites should always be reinspected for possible damage to surface materials and/or plumbing or mechanical vent penetrations caused by the installation of the temporary tenting.*

*If any concerns are raised within this or other sections of the report regarding the roof surface, potential leaking or related components they should be repaired or evaluated by a Licensed Roofing Contractor only and prior to the removal of contingencies. If patching/repairs are provided, it should water tested to verify that the repairs have been adequately made.*

## FLASHINGS, VENTS, SKYLIGHTS AND OTHER PENETRATIONS

### FLASHINGS

[CR] Head wall flashing materials along the right side of the home were loosely attached in place. Properly installed, this will prevent moisture damage to the related wall areas.

**Recommendation:** Correction is recommended.

### FLUE PIPES/VENT COVERS

[CR] A number of the PVC plumbing vents were unpainted.

**Recommendation:** All exposed PVC vents penetrations of the roof surface should be painted to prevent deterioration as currently required by accepted manufacture and residential building standards.

### SKYLIGHTS

The visible skylights were functional, with no evidence of leakage at the lense. See the "Interior" section of this report for any additional information.

## ROOF DRAINAGE SYSTEMS

### ROOF DRAINAGE

[CR] The rain gutters were improperly sloped and holding water. Gutter installation should have a general slope towards downspouts of 1/4" per foot of length.

**Recommendation:** We recommend correcting the condition noted.

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## DOWNSPOUTS

[NOTE] *Primarily the downspouts discharge into an underground drainage system. Testing of the subsurface portions of the drainage is beyond the scope of our inspection. The current owner should be asked to provide the location of discharge of any/all drainage systems.*

## CHIMNEYS, FLUES, DAMPERS AND ASSOCIATED COMPONENTS

### CHIMNEYS- CONDITIONS

[FE] Masonry fireplaces built prior to 1960 were commonly built of unreinforced masonry. Non invasive methods of detecting the presence or absence of reinforcing steel are available from other specialty inspectors. Unreinforced masonry chimneys are at a high risk of being toppled during an earthquake; chimneys can be broken or fractured in a way that is not visually evident during a home inspection.

**Recommendation:** We recommend structural evaluation of the fireplace by a masonry/fireplace/chimney specialist.

### FLUES CONDITION

[FE] Some local jurisdictions now require that a chimney inspection and certificate of compliance be issued for all transfers of sales.

**Recommendation:** This can be verified by contacting the local building department for more details on the type of certification that may be required.

## PLUMBING SYSTEM

The *inspector* is required to identify the supply, waste, and vent piping fixtures, faucets, and drains. Additionally the *inspector* is required to report *functional flow* of water supply and *functional drainage* at fixtures, gas piping and connectors or where *cross-connections* may occur to the potable water system. Testing of bathroom, kitchen or other plumbing is performed by *Eagle One Services LLC* for a minimum of 45 seconds in which time in our opinion hot water should be delivered to the appropriate faucets, pressure changes should be discoverable and any backing up of drains typically should be discovered. It should be clearly understood by the reader of this report that given length of time since the inspection or changes in occupancy conditions can and will change. It is recommended that just prior the change of ownership, all faucets and fixtures be operated/tested for any such change.

The *inspector* is **not** required to *operate* any valve other than fixture faucets and hose faucets attached to the building, any system, fixture or *component* which is *shut down* or *disconnected*. The *inspector* is **not** required to *examine* or verify operation or water supply or assistance systems, including, but not limited to: wells, pumps, tanks, site irrigation and related equipment components, verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume, or temperature any sewage disposal *system* or *component* including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste *examine* the overflow device of any fixture, *evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water or waste, and venting *components*, *fixtures*, or piping identify whether water supply and waste disposal *systems* are public or private *evaluate* any landscape watering systems nor operate and landscape watering system.

**We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation



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## PLUMBING SYSTEM INFORMATION

### MAIN WATER LINE

The water service for this residence was provided by the local municipal water supply company.

### WATER PIPING

The visible portions of the interior supply pipe was copper piping

### WASTE LINES

The visible portions of the waste piping was cast iron piping

## SUPPLY, WASTE AND VENT PIPING

### WATER SHUTOFF

The main water shutoff valves are outside the scope of the inspection and are not tested.

### WATER PIPING

The visible water supply piping was functional with no reportable conditions noted at this time.

### FUNCTIONAL FLOW

[NOTE] *Water flow and pressure readings may be taken at the home on the day of the inspection and reported upon below. However, the taking of pressure readings should be understood by the reader as beyond the scope of our home inspection and are given as a courtesy for you information. It is very possible that the pressure range will vary depending on the time of day and the amount of usage at the home on that day. Therefore it should be understood that any concerns of pressure delivered to fixtures should be addressed to the water service provider. If it is stated that excessive or less than acceptable water pressure was found at the time of our inspection, you should retain the advice and services of State Licensed Plumbing Contractor to correct the problems observed.*

[NOTE] *Most homes will experience a difference in water pressure throughout the day due to the heating and cooling of the water within the supply lines. An expansion tank, typically installed at the water heating is designed to accommodate change and reduce the impact on fixtures. If your home has an expansion tank no maintenance is generally required. If your home does not have an expansion tank installed and the home has a standard "tanked" water heater, consideration to the installation is recommended. Review of manufactures documents for the water heater is recommended.*

The water pressure for this residence measured at the time of the inspection was found to be within normal range of between 65-75 psi.

### DRAIN & WASTE PIPING

#### *Definitions*

**Drain Pipe:** Any pipe which carries waste or water-borne wastes in a building drainage systems.

**Waste Pipe:** A pipe which conveys only liquid waste free of fecal matter.

When a number of plumbing fixtures were operated, the visible waste piping was found to be functional during testing.

### FUNCTIONAL DRAINAGE

[NOTE] *While during testing of the drain and waste pipe system no evidence may have been found that restrictive flow was present, it is our recommendation that the interior of the piping be video inspected for breaks and/or plant roots which could create complete blockage of the line. This type of inspection can be performed by most plumbing contractors and in some jurisdictions is a requirement for the transfer of sale. Contacting the local building department is recommended for further information. This should be performed whether the home is older or recently built.*

### COMMENTS

*For information concerning the quality of the water in this area, it is recommended that you contact the local municipal water service company or have the well water tested if so provided. Actual testing of water quality is not within the scope of a home inspection.*

## FAUCETS/FIXTURES

### EXTERIOR HOSE FAUCETS

[RU] There were no vacuum breaker devices installed on the exterior hose faucet/bibs.

**Recommendation:** We recommend installing these devices as an upgrade to prevent potentials for backflow of contaminated water into the fresh water supply system.

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## INTERIOR FAUCETS

The faucets and piping were functional, no leakage noted at the time of the inspection.

## SINKS

The visible and accessible sinks when operated/tested were observed to be functioning as intended with signs of aging/wear.

## TOILETS

The toilets functioned as designed, no leakage was noted at the time of the inspection.

## TUBS/SHOWERS

The tub/shower faucets were operated and were functional without leaking at the time of our inspection.

## SHOWERS

While shower mixing valves will be operated during the inspection, no water test of the shower pan will be performed. This is generally performed as part of routine structural pest inspections. When showers are located above a finished room or area, some pest inspection operators will not test the shower pans for leaks. It is extremely important that the shower wall grout and caulking be maintained as part of routine property maintenance to prevent moisture intrusion into finished areas.

## GAS SERVICES, PIPING AND CONNECTORS

### GAS SHUTOFF

[NOTE] *The supply shutoff appeared functional, we do not operate these devices. There was an automatic/seismic shutoff valve installed which is not tested as part of a home inspection. The current owner should be asked to supply any documentation they may have on maintenance/servicing of the valve system.*

### GAS PIPING

[NOTE] *A drip leg/sediment trap was observed in the garage area at the water heater. Occasional service by a licensed plumbing contractor is recommended.*

## OUTSIDE THE SCOPE OF THE INSPECTION

### FIRE SPRINKLERS

[FE] These systems are outside the scope of the inspection and are not inspected or tested.

**Recommendation:** We recommend consulting with a specialist regarding the system's operation and maintenance.

**Fire Sprinkler Head Color General Standard.** Fire Sprinkler heads are color coded for Fahrenheit temperature by the color of liquid in the bulb with most if not all manufactures. As a general rule, an orange colored liquid in the bulb means it is rated at 135 degrees, red 155, green 200, and blue 286. If the temperature of the fire sprinkler head reaches the color coded temperature, the bulb will break and the fire sprinkler will activate. Other sprinklers in the area will not begin to dispense water unless each individual sprinkler head reaches the specified temperature for which it is rated. Typical spacing of the heads should be approximately 8-10 feet apart.

## WATER HEATING

The *inspector* is required to report the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. The *inspector* is **not** required to report on components and/or conditions of any solar hot water heating system.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

## WATER HEATING INFORMATION-OVERALL

### LOCATIONS

The water heater was located in the garage.

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## APPROX. AGES

The unit is 1 year old or less.

## SIZE / GALLONS

50 gallon

## ENERGY TYPES

Natural gas

## OVERALL-CONDITIONS

### VENTING SYSTEMS

[NOTE] *Exhaust venting is provided by the use of powered vent system. At the time of our inspection the system was observed to be functioning as intended. If electrical power goes out, you should take steps to prevent the water heating system from maintaining the heated water until power is restored. Failure could result in a collection of carbon monoxide fumes.*

### SUPPLY PIPING

The shutoff valve and visible water supply connectors appeared functional and were insulated to minimize heat loss.

### "T & P" VALVES

A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

### SEISMIC BRACING

The water heater was double strapped and stabilized/blocked to resist movement in accordance with current State of California State Architects Standards.

### COMBUSTION AIR

A combustion air supply for the water heater was found to be adequate. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

### ENERGY SUPPLYS

The gas shutoff valve and flexible gas connector appeared functional.

### ELEVATION/LOCATION

The water heater ignition source/pilot light was elevated 18" inches or more above the floor.

### COMMENTS

Most manufacturers of water heating system, warranty their units for a specific amount of time. In general terms the average unit will last between 12 and 15 years with routine maintenance. If the unit is approaching this age, budgeting for replacement would be recommended. To better understand your water heaters components visit the A.O. Smith website at <http://www.hotwater.com/frame.html?topage=...er.custhelp.com>

## ELECTRICAL SYSTEM

Items to be identified and reported are the service conductors, equipment, service capacity, panels and overcurrent protection devices, service and equipment grounding, wiring types and methods. The *inspector* shall identify and/or test a *representative sampling* of switches, receptacles, ground-fault circuit-interrupters and light fixtures.

The *inspector* is **not** required to *operate* electrical systems or components which are *disconnected* or *shut down*, disconnect any energized system or appliance, remove deadfront covers, panels or plates, *operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer, *examine* or test smoke detectors, *operate* circuit-interrupter devices. Additionally the inspector is **not** required to examine de-icing equipment, or private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

**We recommend that all material defects noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

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## ELECTRICAL SERVICE INFORMATION

### SERVICE TYPE

Underground.

### SERVICE RATING

The capacity or amperage supplied to the residence is 120/240 volt system, rated at 200 Amperes. The amperage rating is based upon the labeled panel rating.

### INTERIOR BRANCH WIRING

The main branch circuit material for this residence was copper where visible in the main panel

### DISCONNECT TYPE

Main and branch circuit wiring was protected by circuit breakers only.

## SERVICE CONDUCTORS, EQUIPMENT AND CAPACITY

### CAPACITY

The electrical system capacity in the inspectors opinion is adequate for the structure given the current demands.

## PRIMARY PANELS AND OVERCURRENT PROTECTION DEVICES

### MAIN DISCONNECT

The main disconnect was not operated but no reportable conditions were noted for this device.

### MAIN PANEL

The circuit breakers/fuses in the panel were labeled. The accuracy of the labeling was not verified.

### WORKMANSHIP

The wiring within the panel appeared functional. Periodic inspection of the panel is recommended as part of routine property maintenance.

## OVERALL-CIRCUIT DISTRIBUTION PANELBOARD INFORMATION

### LOCATIONS

Additional outlet/lighting and appliance branch circuit distribution panel was located in the garage.

### DISCONNECT TYPE

Circuit breakers

## OVERALL-DISTRIBUTION PANEL CONDITIONS

### ELECTRIC PANEL

[CR] A number of breakers were not labeled or the labels have faded and are not legible.

**Recommendation:** We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.

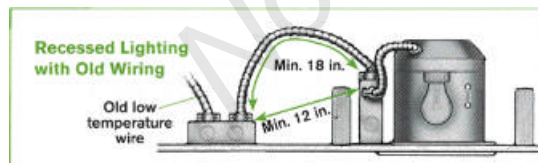
## SERVICE EQUIPMENT AND GROUNDING

### GROUNDING

The visible electrical grounding system connections appeared functional.

## WIRING TYPES AND METHODS

### BRANCH WIRING



[CR] Current standards require that when connecting older pre 1984 wiring to newer wiring for luminaires, that the wiring be protected from physical harm and installed no closer than 12 inches from the luminaire housing. It was observed in the attic area that this has not been installed correctly.

**Recommendation:** Correction of the installation is recommended.

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## SWITCHES, RECEPTACLES AND LIGHT FIXTURES

### **DOOR BELL**

The door bell functioned when the button was operated

### **SWITCHES-OVERALL**

The accessible interior switches were functional.

### **INTERIOR RECEPTACLES**

[CR] In the kitchen area, it was noted that boxes for the outlets are lacking a box extension to provide proper mounting of the receptacle.

**Recommendation:** Correction of the installation is recommended.

### **EXTERIOR RECEPTACLES**

The accessible receptacles were functional and GFCI protected where required.

### **LIGHTS/FIXTURES**

The lights were functional within the interior spaces of the home at the time of our inspection.

## ARC-FAULT & GROUND-FAULT CIRCUIT-INTERRUPTERS

### **AFCI DEVICES**

[RU] Arc Fault protection currently required for all outlets serving the bedrooms areas was not currently installed nor was it required at the time of original construction.

**Recommendation:** As part of routine property improvements, installation should be considered.

**Standard:** *AFCI or Arc Fault Circuit Interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristic unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. These devices are currently required to protect all 15 & 20 amp outlets installed in dwelling unit bedrooms and have been required in most jurisdictions since 1999 for new construction or when bedroom circuits have been added or upgraded.*

**Definition:** *The definition of an outlet is any point on the wiring system upon which current is taken to power utilization equipment. The luminaires (lighting devices) and receptacles attached/installed in the bedrooms is just such a point. The closet is to be included as part of the bedroom area and requirement of protection.*

### **GFCI DEVICES**

All GFCI (Ground Fault Circuit Interrupter) receptacles were found to be working at the time of the inspection and installed in accordance with standards at the time of original construction. Periodic testing of the receptacles is recommended.

## PHOTOVOLTAIC SYSTEMS

### **SOLAR DISCLAIMER**

[NOTE] Photovoltaic systems are a complex system which when properly installed, can reduce you energy costs to outside utility service companies. However, it should be understood that because they rely upon the sun for energy and may have a battery storage bank, they may always carry electrical current. For this reason at no time should anyone untrained come in direct contact with the collector panels as a severe shock and possible death may occur.

### **INVERTER**

[CR] The location of the inverter will expose the inverter to sunlight during the 10AM to 2PM time periods throughout the year. This can impact the performance of the unit.

**Recommendation:** Steps should be taken to either relocate or provide a shade.

### **ARRAYS**

The brackets supporting the solar array system was anchored in accordance with excepted trade/building standards.

### **DISTRIBUTION PANELS**

Installation of the panel was found to be in serviceable condition with all circuitry labeled. Verification of the labeling is beyond the scope of our inspection.

### **GROUNDING**

The installation of the grounding electrode conductor and attachment was found to be correct.

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## OUTSIDE THE SCOPE OF THE INSPECTION

### LOW VOLTAGE

Review of all low voltage wiring including telephone, TV antenna, alarm, intercom, stereo or other low voltage wiring systems is not within the scope of a home inspection. If these systems exist, it is recommended that the client retain the advice and services of a qualified service technician who is familiar with that type of system and its requirements.

### ALARM SYSTEM

[FE] Inspection of security alarm systems are outside the scope of the inspection and are not inspected.

**Recommendation:** We recommend consulting with the current maintenance company or specialist regarding the system's operation and maintenance.

## GENERAL COMMENTS

### COMMENTS

[FE] The visible portions of the electrical system was in acceptable condition for the age of the home with some exceptions noted above that should be corrected.

**Recommendation:** For further evaluation, upgrading and/or repair of all of the noted conditions it is recommended you retain the advice and services of a State Licensed Electrical Contractor.

## HEATING SYSTEM

Items to be identified and reported heating equipment, venting and combustion systems, energy source and connections, heating distribution system(s) including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. condensate drains.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

## HEATING SYSTEM INFORMATION-OVERALL

Where applicable, the following systems/components were visually/functionally examined and determined to be functional unless stated otherwise: *venting system, supply air plenum, heating unit, combustion/ventilating air, energy supply/connections, burners, blower, filter, thermostat, ducting system, and registers/grills*. Those components determined to have material defects are itemized below. If conditions are noted, it is recommended that you retain the advice and services of a qualified heating contractor to make any necessary corrections.

### LOCATIONS

The heating plant/unit was located in the garage area

### APPROX. AGES

The heating plants age is estimated to be approximately 10 years old.

### TYPE & FUEL

The heating for this residence is a high efficiency forced air natural gas-fired system. Forced air systems can be either powered by natural/propane gas or electricity which operate by heating a stream of air moved by a blower through a system of ducts within the home. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, air filters and ducting.

### FILTER TYPE

Electronic

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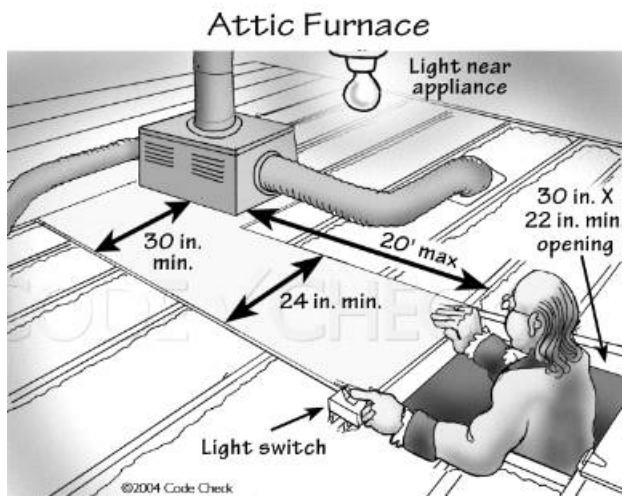
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## HEATING SYSTEM CONDITIONS-OVERALL

### LOCATION



[CR] Because the unit was located within the attic area, a permanent walking surface and service platform should be located near the unit for a service person to operate from. No permanent platform and walking surface was found as required.

**Recommendation:** It is recommended that this be corrected to conform with current residential building standards. This prevents access for inspection.

**Standard.** Current standards require that the platform be a minimum of 24 inches in width leading to the service area and 30 inches in width directly in front of the heating plant with no obstructions. The hatch is required to be located no more than 20 feet horizontally from the access hatch. All boards should be permanently attached and fully supported. Additionally, an operable luminare (lighting) should be located at the service area and the switch is required to be located such that it can be operated from the hatch opening prior to entry.

### MAINTENANCE

[FE] No present service record was noted on the unit.

**Recommendation:** Servicing of the unit prior to the next heating season is recommended.

### VENTING SYSTEMS

The visible areas of the flue vent piping were intact and secured at the connections

### SUPPLY PLENUM

[SC] The distribution housing has a hole for the transfer of wiring and the base of the plenum was unsealed .

**Recommendation:** It should be sealed as this can allow the by products of combustion to enter the distribution system.

### RETURN PLENUMS/DUCTS

The return air ducting appeared functional.

### DUCT TYPES

[NOTE] The metal ducts were insulated with a material that may contain asbestos in the attic. Information regarding asbestos can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

### DUCT CONDITIONS

[RU] The ducting for the heating system is insulated with a material commonly understood to be an asbestos product. Generally no damage was observed.

**Recommendation:** The ducting should be upgraded to be more energy efficient. For further information on how to address any asbestos product, review comments made in the introduction section of the of the report under "Environmental Concerns".

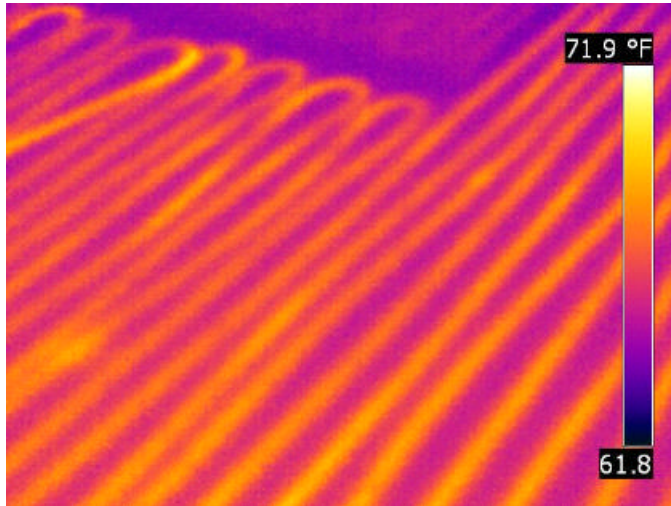
# The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

## RADIANT ELEMENTS



Within the bath areas, the radiant floor heating was verified as functional with the use of a thermal imaging camera. Any service or repair should be by a qualified specialist only.

## COMBUSTION AIR

Combustion air provides oxygen for fuel-burning appliances. Adequate ventilation around all fuel-burning appliances is vital for their safe operation. The combustion air supply for the furnace appeared adequate.

## ENERGY SUPPLY

The gas shutoff valve and flexible gas connector is functional.

## BURNERS

The burner/flames responded in a typical manner for this type of unit.

## HEAT EXCHANGERS

[NOTE] *The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the standard of care and the scope of this inspection. Inspections should be provided during normal servicing of the unit.*

## BLOWER / FILTERS

[NOTE] Testing of the electronic filter is beyond the scope of our inspection and the owner should be asked furnish all manuals and demonstrate the operation of the unit.

## THERMOSTATS

The thermostat was operated and the system responded

## COMMENTS

In general most heating plants are anticipated to last between 20 & 25 years. It is not within the scope of the inspection to predict the lifespan of the equipment and our comments are for general information only.

## AIR CONDITIONING SYSTEM

Items to be identified and reported cooling equipment, energy source and connections, distribution system(s) including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping systems and valves condensate drains.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation



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## AIR CONDITIONING SYSTEM INFORMATION

### SYSTEM TYPES

"Split system" The condensing unit and evaporator coils were at different locations.

### APPROX. SIZES

3.5 ton

## COOLING EQUIPMENT AND OPERATION

### CONDENSING UNITS

The condensing units were not tested but were observed to be anchored in place as required. See additional comments below regarding the overall test.

### EVAPORATOR AND REFRIGERANT LINES

[CR] Refrigerant lines located in the crawl space area are lying on the soil.

**Recommendation:** Requirements to support the lines every 4 feet were not complied with. Correction is recommended.

### SYSTEM CONDITIONS

The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range of (18 - 22) degrees. However our test is for function only and not technically exhaustive. A full evaluation by a HVAC qualified specialist prior to the summer months is recommended.

## COOLING DISTRIBUTION SYSTEMS

### DUCT CONDITIONS

The air conditioning ducts were the same as the heating system ducts. For further information on any reportable conditions, review of the heating section of this report is recommended.

## ENERGY SOURCE AND CONNECTIONS

### ENERGY SUPPLYS

An electrical disconnect was present, in sight of and providing power to the condensing unit.

## CONDENSATE DRAINS

### CONDENSATE DRAINS

The visible areas of the condensate drain lines appeared functional and drains to an approved exterior location.

## INSULATION & ENERGY

## INSULATION

### ATTIC INSULATION

Insulation placed above the living spaces in this dwelling had been installed properly and was functioning as intended.

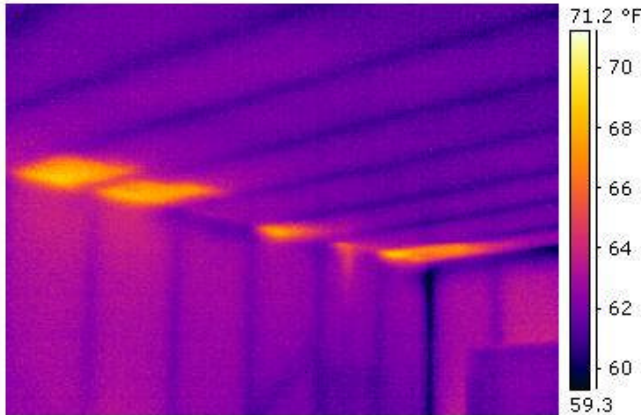
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## WALL INSULATION



By use of an infrared camera, it was observed and we have provided below images that there are areas where insulation may be missing or more may be needed. Contact a insulation contractor in your area to determine how to improve the energy efficiency of the home.

## OVERALL ENERGY SAVING

### WINDOWS AND DOORS

All window and door glazing were found to be dual pane insulated.

## OVERALL CONDITION

### GENERAL RATING

Below are some of the known websites that may be of some assistance in gaining more knowledge on the energy requirements or programs to improve the energy use for a home.

The California Energy Commission is required by Public Resources Code Section 25942 to establish regulations for a Home Energy Rating System (HERS) Program to certify home energy rating services in California. Under the California Business and Professions Code 7195 (a)(2) "Home Inspection" if requested by the client, may include an inspection of energy efficiency.

### UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: [www.consumerenergycenter.org](http://www.consumerenergycenter.org)

California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm)

California Energy Commission, 1-800-772-3300 or [www.consumerenergycenter.org](http://www.consumerenergycenter.org)

US Department of Energy for Energy Star Rated Qualified Products,

[http://www.energystar.gov/index.cfm?fuseaction=find\\_a\\_product](http://www.energystar.gov/index.cfm?fuseaction=find_a_product).

For information on utility bill assistance programs. California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or [www.cpuc.ca.gov](http://www.cpuc.ca.gov) for information on baseline and other optional rates and bill assistance programs.

### HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or [www.csd.ca.gov/liheap.htm](http://www.csd.ca.gov/liheap.htm) for Low Income Home Energy Assistance Program. California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

### SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at [www.dca.ca.gov/energy\\_emergency\\_tips.pdf](http://www.dca.ca.gov/energy_emergency_tips.pdf)

## INTERIOR ROOMS

The *inspector* is required to identify by visual examination, the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies, and railings. The *inspector* is **not** required to operate/test smoke or carbon monoxide detectors, alarm systems, fire sprinkler/suppression systems. In some cases, there may not exist, any reportable conditions for a room or series of rooms. Therefore, in this report you will find comments regarding areas such as bathrooms or bedrooms, mainly under the heading "Overall". Those comments should be considered as statement of the conditions of all rooms of that type. If reportable conditions do exist, then those areas will be clearly identified to indicate the room in which they are located.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

### INTERIOR OVERALL

#### DESCRIPTION

In some cases, there may not exist, any reportable conditions for a room or series of rooms. Therefore, in this report you will find comments regarding areas such as bathrooms, mainly under the heading "Overall". Those comments should be considered as statements of the conditions noted in all rooms of that type. If reportable conditions do exist, then those areas will be clearly identified to indicate the location/room in which they were observed. The number of bedrooms reported in this report is 3. The number of bathrooms reported on in this residence is 2. The wall surfaces were drywall or sheet rock only. The glazing of the windows in this residence were a combination of single and dual pane glazing.

#### FLOORS OVERALL

The overall condition of the floor was in acceptable condition. No attempt was made to determine if floors were level overall. However no conditions were observed that would suggest the need for further evaluation.

#### WALLS/CEILINGS

The visible areas of the walls and ceiling were found to be in acceptable condition.

#### HEAT & COOL

The heating system supplies heat to all major habitable areas of the home.

#### CABINETS/CLOSETS

[FE] The visible areas of the closets appeared functional, stored items were present. Inspection of this area once personal items are removed is recommended.

#### SMOKE ALARMS

[NOTE] A smoke alarm/detection device was present where currently required. To examine or test smoke alarm/detectors for function is outside the scope of the inspection. It is recommended that once the home is occupied that the smoke alarm/detectors be tested by the client and all batteries (if so designed) be replaced. Any alarm/detector battery should be replaced at least twice a year. It is most convenient at the same time as the daylight savings time changes.

#### CO ALARMS

Carbon monoxide detectors were located within this residence. Actual testing of the detectors is beyond the scope of a home inspection.

#### STAIRWELLS

The stairs were functional and installed in accordance with standards in place at the time of original construction.

#### HANDRAILINGS

The handrails were functional and installed in accordance with standards in place at the time of original construction.

## GARAGE

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved method sand in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

### GARAGE INFORMATION

#### TYPE & LOCATION

Garage; attached three car

#### VENTILATION

exterior wall vents

#### INTERIOR CEILING/WALLS

Materials: sheetrock

#### INTERIOR FLOORS

Materials: concrete

### GARAGE CONDITIONS

#### FRAMING

Because of finished surfaces, the framing was not visible for inspection.

#### GARAGE FLOORS

[FE] The visible areas of the garage floor were viewed and cracks were present.

**Recommendation:** At the time of our inspection the amount of cracking in our opinion was not significant enough to address other than to seal them from any moisture intrusion. If deflection of the cracking appears the floors will need replacement.

#### FIRE WALLS

The visible areas of the garage fire rated wall/ceiling are functional.

#### FIRE DOORS

The door between the garage and living space is labeled as a fire-resistant door and was self-closing & latching.

#### GARAGE DOORS

The garage doors were operated and appeared functional. Annual inspection and maintenance is recommended.

#### DOOR OPENERS

The automatic garage door opener was/were operational and the automatic reversing system, which included a pressure and safety eye beam functioned when the door either came in contact with an object placed in its path or the light beam path was obstructed.

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### LAUNDRY

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Drain lines and water/gas supply valves serving the laundry machines are not operated during the inspection. The supply valves sit for long periods of time without being operated and are subject to leak when turned off and the present equipment is removed. We recommend checking these valves for evidence of leakage during your final walk-through before closing escrow.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

#### LAUNDRY INFORMATION

##### LOCATION

The laundry facilities and equipment were located in an interior laundry room area.

##### DRYER SERVICE

There was a gas stub-out and a 220-volt receptacle for a dryer.

#### LAUNDRY CONDITIONS

##### WASHER MACHINE HOOKUPS

[RU] The washing machine did have a drip pan to catch the occasional drip from the machine or supply lines. No visible moisture sensors were noted to shut the water supply off in the event of leaking.

**Recommendation:** Recently companies that provide moisture sensors have developed a product that is ideal for the laundry area. The following website can provide you with one of those companies offering the device.

[http://www.watts.com/pro/divisions/watersafety\\_flowcontrol/learnabout/learnabout\\_intelliflow.asp](http://www.watts.com/pro/divisions/watersafety_flowcontrol/learnabout/learnabout_intelliflow.asp)

##### DRYER VENTS

Dryer venting was provided and terminated at the exterior.

### KITCHEN/APPLIANCES

The visible areas of the sinks, faucets, or other visible plumbing fixtures, walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection and any testing is for function of safety devices associated with the equipment only.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

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### OVERALL KITCHEN CONDITIONS

#### APPLIANCES OVERALL

*Only built-in appliances will be tested for function only. Portable units like dishwashers, portable microwave units and refrigerator are not tested as part of a routine property inspection.*

All installed appliances were tested and found to respond to controls as designed.

#### RECEPTACLES

The accessible receptacles were functional and GFCI protected where required

#### VENTILATION

Ventilation for the kitchen is provided by an updraft or ceiling fan system. Routine cleaning of the filter and fan system is recommended.

## BATHS

Where applicable, the following systems/components were visually/functionally examined and determined to be functional unless stated otherwise: walls, floors, doors, windows, heating/cooling, lights, receptacles, vents, cabinets, sinks, toilets, tubs, showers, enclosures. Those components which were tested and/or otherwise inspected or may be determined to have material defects are itemized below.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

### OVERALL - CONDITIONS

#### ENCLOSURES

The enclosures were functional, with safety glass markings or were made of impact resistant plastic/acrylic.

#### RECEPTACLES/SWITCHES/WIRING

The accessible receptacles were functional and GFCI protected where required.

#### VENTILATION

The ventilation was provided by a vent fan or the window, and both were functional.

#### CABINETS

Maintaining of caulking around areas such as faucets, sinks and backsplash areas is strongly recommended to prevent moisture damage to the areas below.

#### MIRRORS

These units are outside the scope of the inspection and were not inspected.

#### COMMENTS

[NOTE] *All faucet, faucet bases, shower walls, tub/shower wall connections and toilet bases should be properly sealed to wall or floor in accordance with accepted trade practice. This will assure that moisture does not penetrate to the interiors of the adjoining walls.*

### MASTER - CONDITIONS

#### LIGHTS/FIXTURES

[SC] The ceiling fan was mounted with the blades lower than the manufacturer's instructions.

**Recommendation:** We recommend correcting the condition noted.

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## RIGHT - CONDITIONS

### SHOWER WALLS

[FE] The grout and/or caulking in and around the tub/shower walls were in need of repair.

**Recommendation:** Information on any required and/or recommended action on the conditions noted, should be further reviewed in the current pest inspection reports. If no report has been prepared, it is recommended you retain the advice and services of a State Licensed Pest Control Operator.

## FIREPLACES & CHIMNEYS

The *Inspector* is required to identify, examine and report on the conditions noted on the readily accessible and/or visible portions of the Chimneys, flues, dampers, firebox interiors, hearth and hearth extensions, any *permanently installed* components or accessories of wood burning, manufactured solid-fuel or gas-burning appliances which may be present at the time of the inspection. The *inspector* is not required to determine the adequacy of drafting of the system, perform a smoke test or *dismantle* any *components*, *examine* the structural integrity of fireplaces, wood burning stoves or chimneys, or operate ancillary or *non-permanently installed components*. Should the *inspector* provide any information on any item or component which is outside the scope of the inspection in accordance with the excepted standard of care, it is done so as a courtesy only to direct the client(s) toward the appropriate trade specialist. It is then your responsibility to follow through with any recommendations that were made.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods and in accordance with statements made in the introductory portions of this report.**

[SC] Safety Concerns [CR] Corrections Recommended [RU] Recommended Upgrade [FE] Further Evaluation

## FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

### LOCATIONS

Locations: living room and family room

### UNIT TYPES

Materials: masonry fireplace

## CHIMNEYS, FLUES, DAMPERS AND ASSOCIATED COMPONENTS

### CHIMNEYS

[CR] The ash dump door was buried/loose/damaged/deteriorated/missing.

**Recommendation:** We recommend correcting the condition noted.

### FLUES

[CR] The visible areas of the flue was dirty with soot/creosote build up.

**Recommendation:** We recommend the flue and related components be cleaned by a specialist in the appropriate trade.

## FIREBOXES, HEARTH EXTENSIONS AND ACCESSORY COMPONENTS

### FIREBOXES

[NOTE] *The fireplace and visible areas of the flue appeared functional with signs of aging and wear that should be attended to as part of home maintenance. It should also be understood that our inspection of the firebox is limited to those areas which are readily accessible. Overall performance of the fireplace is not part of our inspection and the current owner may have information on the amount of use and cleaning that has been needed in the past. For a complete evaluation of areas such as the flue it is recommended you retain the advice and services of a qualified specialist.*

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## CONCLUSION

### CONCLUDING REMARKS

Items that were in need of immediate attention and/or possible major cost items that would require repair in the near future are listed in the report. Please be sure to refer to this document for further useful information. However, as stated in a number of locations of this report, it is recommended that you **READ and UNDERSTAND THE ENTIRE REPORT.**

### **COMMENTS**

[NOTE] *Please keep in mind that due to the age of this dwelling there will undoubtedly be features and systems that do not conform to present-day building standards. While an attempt to point out the areas pertaining to health and safety issues, as well as structural issues that may need correction is made, we do not warrant that all non-conforming conditions are reported. The reader of this report should be aware that an older dwelling such as this will require upgrading and repair as all dwellings do. If you intend to remodel or make significant changes to areas or components then building permits may be required. This process will undoubtedly entail improving various portions of the structure to bring it up to current building standards.*

### WEBSITES

#### **GENERAL**

Below you will find some websites that may be of further help in understanding findings within this report or when in the future you are considering remodeling. As with any website the content can and will change over long periods of time. We are not endorsing any of these sites but rather providing you some guidance.

For general classes both short and long term classes the Building Education Center located at 812 Page Street in Berkeley California offers a wide variety of topics. [www.bldgeductr.org](http://www.bldgeductr.org)

To research contractors that you may consider for repairs the following website should be visited. [www.cslb.ca.gov](http://www.cslb.ca.gov)

For books you can't go wrong with builders booksource in Berkeley California. [www.buildersbooksource.com](http://www.buildersbooksource.com)