

Inspection Report

Prepared Exclusively For

R. Client

45 Tesla Court Menlo Park ,Ca

Inspection Date: 10/10/2009

Report # 20911-24



Prepared by:



Po Box 2425 Redwood City, Ca 94064
(650)365-4778

Email: jfrishof@yahoo.com

Website: www.ea1services.net

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. You can also visit our website at www.ea1services.net

Thank you again for the opportunity to serve you.

Sincerely,



Jeff Frishof
President-Eagle One Services, LLC

Table of Contents

REPORT DEFINITIONS & SCOPE	4
INSPECTION INFORMATION	5
STRUCTURAL COMPONENTS	9
ATTIC AREA	11
EXTERIORS	12
ROOF SYSTEM	14
PLUMBING SYSTEM	16
WATER HEATING	18
ELECTRICAL SYSTEM	19
HEATING SYSTEM	22
AIR CONDITIONING SYSTEM	24
INSULATION & ENERGY	25
INTERIOR ROOMS	27
GARAGE	28
LAUNDRY	29
KITCHEN/APPLIANCES	29
BATHS	30
FIREPLACES & CHIMNEYS	31
CONCLUSION	32

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.

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.

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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.

5 of 32

Initial _____

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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.

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*

[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*

6 of 32

Initial _____

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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 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

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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, 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*

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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.*

The 45 Tesla Court, Menlo Park Ca 94003 Report

Inspected on 10/10/2009

Exclusively Inspected For **R. Client**

Report # 20911-24

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.

