

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE \$1102, ET SEQ.)



(C.A.R. Form TD Signevised 4/14) DATE THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Menlo Park **COUNTY OF** San Ma Sign SDATE OF CALIFORNIA. **DESCRIBED AS** 2240 Eastridge Avenue, Menlo Park, CA 94025 THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN

COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) FEB. 11, 2019 . IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code, Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

Inspection reports completed pursuant to the contract of sale or receipt for deposit. Additional inspection reports or disclosures: ALL PROVIDED: INSPECTIONS REPORTS + DISCLOSURES GIVEN TO BUYERG).

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BLIVED AND SELLED

Saller is Wis not assuming the assessed.	TO SEELEN.	
Seller is is is not occupying the property. A. The subject property has the items checked	i below: *	
Range	Wall/Window Air Conditioning	Pool:
▼ Oven	▼ Sprinklers	Child Resistant Barrier
Microwave	R Public Sewer System	Pool/Spa Heater:
Dishwasher	Septic Tank	Gas Solar Electric
Trash Compactor	Sump Pump	W Water Heater:
Garbage Disposal	Water Softener	Gas Solar Electric
Washer/Dryer Hookups	▼ Patio/Decking	▼ Water Supply:
Rain Gutters	Built-in Barbecue	☑ City ☐ Well
Burglar Alarms	Gazebo	Private Utility or
Carbon Monoxide Device(s)	Security Gate(s)	Other
Smoke Detector(s)	☆ Garage:	ズ Gas Supply:
Fire Alarm	🔀 Attached 🗌 Not Attached	✓ Utility ☐ Bottled (Tank)
TV Antenna	Carport	Window Screens
Satellite Dish	Automatic Garage Door Opener(s)	Window Security Bars
Intercom	Number Remote Controls	Quick Release Mechanism on
Central Heating	Sauna	Bedroom Windows
Central Air Conditioning	☐ Hot Tub/Spa:	Water-Conserving Plumbing Fixtures ■
Evaporator Cooler(s)	Locking Safety Cover	
Exhaust Fan(s) in KITCHEN + BATHS	220 Volt Wiring in KYTCHEN + LAUNDLY	Fireplace(s) in Living Room
Gas Starter	Roof(s): Type: Composition	Age: علان (approx.)
Other:		
Are there, to the best of your (Seller's) knowledge	, any of the above that are not in operating condition?	Yes No. If yes, then describe. (Attach
additional sheets if necessary): EXHAUST FA	IN IN HALL BATH NOT WORKING.	
(*see note on page 2)		1
Buyer's Initials () ()	Seller's I	nitials (Mad) ()
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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Phone: 6509174281 Coldwell Banker Residential Brokerage - Los Altos, 161 S. San Antonio Rd. Los Altos CA 94022 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax: 6508872333

2240 Eastridge

Property Address: 2240 Eastridge Avenue, Menlo Park, CA 94025	Date: 2-11-19
B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? X space(s) below.	
▼ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☑ Windo ▼ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Set	
(Describe: PATCHED ALEM ON MASTER BEDROOM WALL, BROKEN WINDS	OW IN MASTER BOTH.
If any of the above is checked, explain. (Attach additional sheets if necessary.):)
if any of the above is checked, explain. (Attach additional sheets if necessary.).	
*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer	
device, garage door opener, or child-resistant pool barrier may not be in compliance with the sa carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2	
device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of	
2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health a	and Safety Code. Window security bars
may not have quick-release mechanisms in compliance with the 1995 edition of the Califor	
1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994 plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family	
1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing	
Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.	
C. Are you (Seller) aware of any the following:	
1. Substances, materials, or products which may be an environmental hazard such as, but	
formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and c	contaminated soil or water Yes X No
on the subject property	
whose use or responsibility for maintenance may have an effect on the subject property	
3. Any encroachments, easements or similar matters that may affect your interest in the su	ubject property ☐ Yes ▼ No
4. Room additions, structural modifications, or other alterations or repairs made without ne	
Room additions, structural modifications, or other alterations or repairs not in compliance	
6. Fill (compacted or otherwise) on the property or any portion thereof	
7. Any settling from any cause, or slippage, sliding, or other soil problems	= =
9. Major damage to the property or any of the structures from fire, earthquake, floods, or la	
10. Any zoning violations, nonconforming uses, violations of "setback" requirements	Yes X No
11. Neighborhood noise problems or other nuisances	X Yes ☐ No
12. CC&R's or other deed restrictions or obligations	and a first property of the second se
13. Homeowners' Association which has any authority over the subject property	
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co	Voc No
interest with others)	
16. Any lawsuits by or against the Seller threatening to or affecting this real property,	[기 유성원(지원) (2 - "1) [기 전(지원(전) (2 - 1) (2 - 1) (3 - 1) (3 - 1) (4 - 1) (4 - 1) (4 - 1) (4 - 1) (4 - 1) (4 - 1)
the Seller pursuant to Section 910 or 914 threatening to or affecting this real prope	erty, claims for breach of
warranty pursuant to Section 900 threatening to or affecting this real property, or enhanced protection agreement pursuant to Section 903 threatening to or affecting this	is real property including
any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a del	fect or deficiency in this
real property or "common areas" (facilities such as pools, tennis courts, walkways, or ot	ther areas co-owned in
undivided interest with others)	☐ Yes K No
If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): 2, SHACE	CO WALLS & DRIYEWAY.
IL OCCASIONAL SUNDS From ScHOOL, ROADS TALREDAFT. 11-14. P.	entaw to property
BEING IN AN HOA, Common AREAS, CCRS.	
D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance	with Section 13113.8 of the Health and
Safety Code by having operable smoke detector(s) which are approved, listed, and ins	stalled in accordance with the State Fire
Marshal's regulations and applicable local standards.	
 The Seller certifies that the property, as of the close of escrow, will be in compliance Safety Code by having the water heater tank(s) braced, anchored, or strapped in place 	in accordance with applicable law.
2000 Mark Code	and.
Buyer's Initials () () Seller's Initials	

TDS REVISED 4/14 (PAGE 2 OF 3)

Property Address: <u>2240 Eastridge Avenue</u> Seller certifies that the information bere	in is true and correct to the	e best of the	Seller's knowledge as of the date	signed by the Seller.
Seller Maria G. del a	0000			2-11-19
Maria G. Del Cioppo, Truste			5	
Seller			Date	
III. AGENT'S INSPECTION DISCLOSURE (To be completed only if the Seller is represented by an agent in this transaction.) HE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDIROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECT CCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOUND See attached Agent Visual Inspection Disclosure (AVID Form) Agent notes no items for disclosure. Agent notes the following items: By (Associate Licensee of Broker Signature) Richard D. Parker IV. AGENT'S INSPECTION DISCLOSURE				
(To be				
PROPERTY AND BASED ON ACCESSIBLE AREAS OF THE P See attached Agent Visual Inspection Agent notes no items for disclosure.	A REASONABLY CO ROPERTY IN CONJUI Disclosure (AVID Form)	OMPETEN' NCTION W	T AND DILIGENT VISUAL ITH THAT INQUIRY, STATE	INSPECTION OF THE
Agent (Broker Representing Seller) Coldwe			(Associate Licensee of Broker Si	0
	IV ACENTIC INC	PECTION	DISCI OSLIDE	
THE UNDERSIGNED, BASED O	leted only if the agent who ha IN A REASONABLY ROPERTY, STATES T	as obtained th	ne offer is other than the agent above	
THE UNDERSIGNED, BASED OF ACCESSIBLE AREAS OF THE POST	leted only if the agent who ha IN A REASONABLY ROPERTY, STATES T	as obtained th	ne offer is other than the agent above INT AND DILIGENT VISUAL DWING:	INSPECTION OF THE
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SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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R I E N B C

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SELLER PROPERTY QUESTIONNAIRE



(C.A.R. Form SPQ, Revised 6/18)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional

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situate				nlo Park								X San Ma	iteo,	Californi		
												ations of				
disclos	sure sta	temer	t is not	a warra	nty of a	ny kind	by the	e Selle	er or	any ag	jents	(s) and is	not	a subs	stitute	for
												t intended				
												real estate				
												al estate b		r is qua	lified t	o adv
												It an attorn				
Note t	o Seller	PUR	POSE: T	o tell the	Buyer ab	out know	n mate	erial or	sign	ificant ite	ems a	affecting th	e val	ue or de	esirabil	ity of
Proper				misunders						roperty.						
	Answe	r base	d on actu	al knowle	dge and r	ecollectio	n at th	is time.								
•	Somet	hing th	at you do	not consi	ider mate	rial or sign	nifican	t may b	e pe	erceived o	differe	ently by a B	Buyer.			
	Think	about v	vhat you	would war	nt to know	v if you we	ere buy	ying the	Pro	perty tod	ay.					
	Read	he que	estions ca	arefully and	d take you	ur time.										
	If you	do not	understar	nd how to a	answer a	question, o	or wha	t to disc	close	or how to	o mak	e a disclos	ure in	respons	se to a	ques
	whethe	er on t	nis form	or a TDS,	you shou	uld consul	t a rea	al estat	e att	orney in	Califo	ornia of you	ur ch	oosing. A	A broke	er ca
	answe	r the qu	uestions f	or you or a	dvise you	on the le	gal suf	ficiency	y of a	ny answe	ers or	disclosure	s you	provide.		
Note t	o Buye	: PUF	RPOSE:	To give y	ou more	informati	on ab	out kn	own	material	or s	ignificant	items	affectin	g the	valu
desirat	oility of th	e Prop	erty and	help to eli	minate m	isundersta	anding	s abou	t the	condition	of th	e Property	1.			
	Somet	hing th	at may b	e material	or signific	cant to yo	u may	not be	perc	ceived the	e sam	ne way by t	he Se	eller.		
	If som	ething	is importa	ant to you,	be sure t	to put you	rconc	erns ar	nd qu	estions i	n writ	ing (C.A.R	. form	BMI).		
	Sellers	can o	nly disclo	se what th	ney actua	lly know.	Seller	may no	ot kno	ow about	all m	aterial or s	ignific	ant item	is.	
	Seller'	s disclo	sures ar	e not a su	bstitute fo	r your ow	n inve	stigatio	ns, p	personal	judgn	nents or co	mmo	n sense.		
SELLE	R AWA	RENES	S: For	each state	ement be	low, ans	wer th	e que	stion	"Are yo	ou (S	eller) awa	re of	" by c	heckir	ng ei
"Yes"	or "No."	Expla	in any "	Yes" answ	vers in th	ne space	provid	led or	attac	ch additi	onal	comments	and	check s	section	n VI.
A. ST	OTUTA	RILY C	R CONT	RACTUA	LLY REC	UIRED O	R REI	LATED	:			ARE Y	OU (S	SELLER) AWA	RE C
1.	Within	the las	t 3 years	, the death	n of an oc	cupant of	the P	roperty	upo	n the Pro	perty				Yes	X
2.	An Or	der from	n a gove	rnment he	alth officia	al identifyi	ng the	Prope	rty a	s being c	ontar	minated by				
	metha	mpheta	amine. (If	yes, attac	h a copy	of the Ord	der.) .						0000		Yes	X
3.	The re	lease (of an illeg	al controll	ed substa	ance on or	bene	ath the	Prop	perty				🗍	Yes	XI
4.															Yes	XI
				district alle												
5.														T	Yes	X
6.												location			Yes	X
												explosive m				W.31
7.				is a condo									n. v			
			rest subc			, 1000100	S. P.	41,1104						X	Yes	
8					roperty w	ithin the r	ast 5	vears						Tomase .	Yes	X
9.															Yes	X
	Materi	al facts	or defer	ts affection	a the Pro	perty not	othen	ise dis	close	ed to Buy	er		0000		Yes	X
				he Proper										- 10		-1
				Section 1			phane	pidino		Ataros as	. 563			×	Yes	
Explan	ation or	(if c	hecked)	see attach	ed: 7	PADPER	m 1	HAC	Au	HOA	WIA	H DUE	5 00	- aun	000	A
-04/10/1	nd, a	(ii c	(montou)	- dilaoi				-1-0	Miles	1,000		-		- 10		-

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SPQ REVISED 6/18 (PAGE 1 OF 4)

Buyer's Initials

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Seller's Initials

ARE YOU (SELLI Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims). Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service). Any part of the Property being painted within the past 12 months. Whether the Property was built before 1978. (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? Action: I. Hoa Had Repairs Done To Semen Line, Sa, Patcher Sheet Materials. PRECTURAL, SYSTEMS AND APPLIANCES: Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s). An alternative septic system on or serving the Property.	Yes	N
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water purifier system, alarm system, or propane tank (s)		
An alternative septic system on or serving the Property		
		XI
ation: I, HOA HARD SEWEN LINE.	Yes	K
any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make		
	Yes	X
TEP DELATED AND MOLD ISSUES:	FR) AW	AREC
	LLIN AND	
	V Vac	
	7100	
	Voc	0XI
Bivers at seems flood changels underground springs high water table floods or tides on	163	A) II
Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on	Voc	VI
of affecting the Property of neighborhood	IN CTO	11 5
ALION: 1, OLD LEWE FIRM FREQUOS ROOF, NO LEGE SINCE NEW FORF	1~312	281
TO ANIMAL CAND DECTS. APE VOIL (SELL	ED) AW	AREC
		X
Problems with livestock wildlife incests or pasts on or in the Property	Yes	R
Post or present edge, within force directoration stains and a region in the Property	168	V
	Vec	KI
Que to any of the above	168	041
Past or present treatment or eradication of pests of odors, or repair of damage due to any of	Vec	VI
	168	K
If so, when and by whomation:		
	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs. ATER-RELATED AND MOLD ISSUES: Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. Ation: 1. OLD LEWY FROM PREVIOUS ROOF, NO LEWY SINGE NEW REYOU (SELICATE). Pets on or in the Property Problems with livestock, wildlife, insects or pests on or in the Property. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above. Past or present treatment or eradication of pests or odors, or repair of damage due to any of	Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs. AREYOU (SELLER) AWA attention into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. AREYOU (SELLER) AWA Yes Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood. AREYOU (SELLER) AWA Pest on or in the Property Problems with livestock, wildlife, insects or pests on or in the Property. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. Yes

Buyer's Initials (____) (___)
SPQ REVISED 6/18 (PAGE 2 OF 4)



G	Address: 2240 Eastridge Avenue, Menlo Park, CA 94025 Date:	2-11-19	
G.	BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SEL	LER) AW	ARE O
	Surveys, easements, encroachments or boundary disputes		
	2. Use or access to the Property, or any part of it, by anyone other than you, with or		2.1
	without permission, for any purpose, including but not limited to, using or maintaining roads,		
	driveways or other forms of ingress or egress or other travel or drainage	KYAS	IN
	3. Use of any neighboring property by you		
xpla	anation: Z. SHALEO DRIVEWAY,		4.
	2. Ulliand Dellaw All		
ш	LANDSCAPING, POOL AND SPA: ARE YOU (SEL	LED) AM	AREO
	Diseases or infestations affecting trees, plants or vegetation on or near the Property	Yes	×N
	2. Operational sprinklers on the Property	Yes	N
	(a) If yes, are they ☑ automatic or ☐ manually operated.		
	(b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system		×N
	3. A pool heater on the Property	Yes	X N
	If yes, is it operational? Yes No		-
	4. A spa heater on the Property	Yes	XN
	Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa,		
	waterfall, pond, stream, drainage or other water-related decor including any ancillary		100
	equipment, including pumps, filters, heaters and cleaning systems, even if repaired	Yes	XN
Expl	anation:		- 52
	CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICATION ARE YOU (SELI		ARE O
	1. Any pending or proposed dues increases, special assessments, rules changes, insurance		7.7
	availability issues, or litigation by or against or fines or violations issued by a Homeowner		
	Association or Architectural Committee affecting the Property	Yes	XN
	2. Any declaration of restrictions or Architectural Committee that has authority over improvements	_ 163	Z IV
	- Any decidation of restrictions of Architectural Committee that has authority over improvements		
		TVac	DA
	made on or to the Property	Yes	XN
	made on or to the Property	Yes	XN
	made on or to the Property		
	made on or to the Property		
	made on or to the Property . 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Commitee requirement.		
Expl	made on or to the Property 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SEL	Yes	ARE O
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Expl	made on or to the Property Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SEL Any other person or entity on title other than Seller(s) signing this form. Leases, options or claims affecting or relating to title or use of the Property. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? The cost of any alteration, modification, replacement, improvement, remodel or material	Yes LER) AW Yes Yes Yes Yes Yes	ARE O N N N N N N N N N N N N N N N N N N
J.	made on or to the Property Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SEL 1. Any other person or entity on title other than Seller(s) signing this form. Leases, options or claims affecting or relating to title or use of the Property. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court fillings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? anation:	Yes LER) AW Yes Yes Yes Yes Yes Yes	ARE O Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
J.	made on or to the Property Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SEL 1. Any other person or entity on title other than Seller(s) signing this form. Leases, options or claims affecting or relating to title or use of the Property. 3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court fillings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood. 4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. 5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? anation: NEIGHBORHOOD: ARE YOU (SEL Any improvements approved to the Property tax bill? ARE YOU (SEL ARE YOU (SEL ARE YOU))	Yes LER) AW Yes Yes Yes Yes Yes Yes	ARE O Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
J.	made on or to the Property Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SEL 1. Any other person or entity on title other than Seller(s) signing this form. Leases, options or claims affecting or relating to title or use of the Property. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court fillings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? anation:	Yes LER) AW Yes Yes Yes Yes Yes Yes	
Expl	made on or to the Property 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. anation: TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: 1. Any other person or entity on title other than Seller(s) signing this form 2. Leases, options or claims affecting or relating to title or use of the Property 3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood 4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity 5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? 6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? anation: NEIGHBORHOOD: ARE YOU (SEL Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the	Yes LER) AW Yes Yes Yes Yes Yes Yes	ARE O Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z

2-11-19

perty A	ddress: 2240 Eastridge Avenue, Menlo Park, CA 94025 Date:	2-11-19	
	freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife	X Yes	□No
Explan	ation: Becasianal ROAD NOISE, SCHOOL NOISE, AIRCRAFT NOISE A	TYLMES	
L. G		SELLER) AW	ARE O
	general plan that applies to or could affect the Property	TVes	XN
2.	Existence or pendency of any rent control, occupancy restrictions, improvement		Z
	restrictions or retrofit requirements that apply to or could affect the Property	Tyes	XN
3.	그래요 일소 있는 그 경우에 가능된다는 것이 얼마를 가지 않는데 그 사람들이 가득하게 하셨다고 있다. 그런데 이번에 가는데 하는데 하는데 하는데 하다 하다 가게 되었다고 있다고 하는데 하다.		XN
4.	H - "그것이다. 다음이다 나는 사람들이 가는 가는 것이 되었다" 보고 있다면 하는데 그렇게 되었다면 하는데 되었다면 하는데 다음이다면 하는데 다음이다면 하는데 다음이다면 하는데 다음이다면 하는데		-
	that apply to or could affect the Property	Yes	XN
5.		_	-
	such as schools, parks, roadways and traffic signals	Yes	XN
6.	and the first of t		
	or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or	-	-
	cutting or (iii) that flammable materials be removed	Yes	KN
7.	Any protected habitat for plants, trees, animals or insects that apply to or could affect the	TT	E2.
	Property	Yes	XN
8.	The state of the s	\ \ Yes	YN
0	Historic District	Lites	14
3.	utility; or restrictions or prohibitions on wells or other ground water supplies	Tyes	XN
	Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements,		
	encroachments or boundary disputes affecting the Property whether oral or in writing and	-	
10.4	whether or not provided to the Seller	★Yes	N
	yes, provide any such documents in your possession to Buyer.)		52.0
	Any occupant of the Property smoking on or in the Property	Yes	×N
3.	Any past or present known material facts or other significant items affecting the value or	□ Voc	W NI
Evnlan	desirability of the Property not otherwise disclosed to Buyer	les	XN
Explair	auon. 1, tolden 77451 (NSPC - 10NS,		
er reprenda a lowled losure	CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or a specific questions answered "yes" above. Refer to line and question number in explanation. essents that Seller has provided the answers and, if any, explanations and comments on this find that such information is true and correct to the best of Seller's knowledge as of the date signs (i) Seller's obligation to disclose information requested by this form is independent that a real estate licensee may have in this transaction; and (ii) nothing that any such real effectives Seller from his/her own duty of disclosure.	form and any igned by Sell int from any	attac er. Se duty
	maria G. del Cioppo Maria G. Del Cioppo, Trustee Date	2-11-19	
er _	Date	-1	
igning	below, Buyer acknowledges that Buyer has read, understands and has received a copy of	of this Seller	Prop
	aire form.		
er	Date		
or 2018	Date	F REALTORS®	(CAR)
ESENTA	California Association of REAL FORMS. THIS PORM HACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A RE TION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A RE LIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE F	AL ESTATE BRO	KER IS

a subsidiary of the CALIFORNIA ASSOCIATION OF RI 525 South Virgil Avenue, Los Angeles, California 90020 SPQ REVISED 6/18 (PAGE 4 OF 4)



AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.)



For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)

This inspection disclosure conce	erns the residential property situated in the City of	Menlo Park	, County of
San Mateo	, State of California, described as	2240 Eastridge Avenue	("Property").
☐ This Property is a duplex, trip	lex, or fourplex. This AVID form is for unit #	Additional AVID forms re	
units.	Estato Prokor Eiro Nomo)	Dankar Danidantial Drakarasa	
•		Banker Residential Brokerage	
competent and diligent visual in disclose to the prospective pure duty applies regardless of whom units, and manufactured homes subdivision or a planned develor	mited exceptions, that a real estate broker or salespinspection of reasonably and normally accessible are chaser material facts affecting the value or desirability in that Agent represents. The duty applies to residents (mobilehomes). The duty applies to a stand-alone opment) or to an attached dwelling such as a condoined or a real property sales contract of one of those process.	as of certain properties offered for of that property that the inspectitial real properties containing one detached dwelling (whether or minium. The duty also applies to	r sale and then on reveals. The -to-four dwelling not located in a
Areas that are not reasonablyAreas off site of the propertyPublic records or permits	e the Agent to inspect the following: y and normally accessible evelopments, condominiums, stock cooperatives and t	he like.	
of reasonably and normally acce	Because the Agent's duty is limited to conducting a ressible areas of only the Property being offered for sative list of examples of limitations on the scope of the	le, there are several things that th	•
Roof and Attic: Agent will no	ot climb onto a roof or into an attic.		
Interior: Agent will not mov chimneys or into cabinets, or	e or look under or behind furniture, pictures, wall ha open locked doors.	angings or floor coverings. Agent	will not look up
	ect beneath a house or other structure on the Property nd other vegetation or fences, walls or other barriers.	, climb up or down a hillside, move	e or look behind
	Agent will not operate appliances or systems (such a sprinkler, communication, entertainment, well or wate		umbing, pool or
Size of Property or Improving lines, easements or encroact	rements: Agent will not measure square footage of lonents.	ot or improvements, or identify or l	locate boundary
	ent will not determine if the Property has mold, asbes tance or analyze soil or geologic condition.	tos, lead or lead-based paint, rado	n, formaldehyde
	y statute, Agent is not obligated to pull permits or insp construction or development or changes or proximity t		_
	<u>res:</u> For any items disclosed as a result of Agent's vis he cause or source of the disclosed matter, nor detern	, , , , , , , , , , , , , , , , , , , ,	•
a full and complete disclosure be California Law specifies that a be which are known to or within the or not the Property meets their SHOULD: (1) REVIEW ANY DITHE PROPERTY FROM OTHER	gent's inspection is not intended to take the place of any a seller. Regardless of what the Agent's inspection buyer has a duty to exercise reasonable care to protect diligent attention and observation of the buyer. There needs and intended uses, as well as the cost to rendect in the cost to rendect and intended uses. The cost to rendect and intended uses, as well as the cost to rendect and intended uses. The cost is rendected to the cost of the cost is rendected. The cost is rendected to the cost is rendected to the cost is rendected. The cost is rendected to the cost is rendected to the cost is rendected to the cost is rendected. The cost is rendected to the cost is rendected to the cost is rendected to the cost is rendected. The cost is rendected to the cost is rendected to the cost is rendected to the cost is rendected.	reveals, or what disclosures are rect himself or herself. This duty end fore, in order to determine for ther nedy any disclosed or discovered FAIN ADVICE ABOUT, AND INSIGNOR (3) REVIEW ANY FINDINGS	made by sellers, compasses facts mselves whether defect, BUYER PECTIONS OF, S OF THOSE
Buyer's Initials () (Seller's Initials (Light ()
©2007-2013 California Association of RF	ALTORS® Inc		

AVID REVISED 11/13 (PAGE 1 OF 3)



2240 Eastridge Avenue

Property Address: M	Menio Park, CA 94025	Date: February 11 2019
If this Property is	a duplex, triplex, or fourplex, this AVID is for unit	#
Inspection Perfori	med By (Real Estate Broker Firm Name)	Coldwell Banker Residential Brokerage
Inspection Date/T	Time: <u>02/11/2019 2:00pm</u> Weather	conditions: Cloudy and Cool
THE UNDERSIG	esent: <i>No one else present.</i> NED, BASED ON A REASONABLY COMPETE Y ACCESSIBLE AREAS OF THE PROPERTY, \$	ENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY STATES THE FOLLOWING:
Entry (excluding	common areas):	
Living Room:	Step down living room.	
Dining Room:	Brass railing a little loose between dining an	d living rooms.
Kitchen:	Some cabinet doors will not close properly. Cracked floor tiles. No spring hinge on the door	Stained grout on tile floor. Damaged window blinds. between the kitchen and garage.
Other Room:		
Hall/Stairs (exclu	uding common areas): <i>Uneven areas under th</i> under the carpet.	e carpet in the hallway, not sure if there is damage to subfloor
Bedroom # <u>1</u> :	Master bedroom: Patched area of sheetrock	on wall next to master bath. Small tears in screen door.
Bedroom # <u>2</u> :	Guest bedroom: Damaged window blinds.	
Bedroom # :		
Bath# <u>1</u> :	Master bathroom: Cracked window. Medicine corner of the right side door of the medicine cab	e cabinet middle door does not close properly. Crack in upper right inet.
Bath# 2 :	Hall bathroom: Loose tiles in the tub/showed bottom of mirror. Exhaust fan is not working.	r area near the faucet. Mirror has some delamination at the
Bath#:		
Other Room:		
Buyer's Initials (Seller's Initials (()
AVID REVISED 11/	/13 (PAGE 2 OF 3)	v 🔼

	2240 Eastridge Avenue Menio Park, CA 94025	Date: Feb	ruary 11 2019
If this Property is Other Room:	a duplex, triplex, or fourplex, this	AVID is for unit #	
Other:			
Other:			
Other:	Traffic and parking on Eastric	dge Avenue before and after school.	
Garage/Parking	(excluding common areas): <u>Cra</u>	cks in garage floor slab. Patched area in garage flo	or slab from past repair.
	No parking allowed in driveway	y. Park in garage or out on the street only. A rodent	was seen in the garage.
Exterior Building	g and Yard - Front/Sides/Back: <u>i</u> Cracked tiles, loose grout in area	Nood damage at front of property near garage door as recently replaced.	and at corners.
Other Observed	currently properly strapped. P	ified Above: The home has accoustic ceilings. The cossible aircraft noise at times. Homeowners Associty is condominium ownership, not PUD.	
areas of the Pro	is based on a reasonably comperty on the date specified above	petent and diligent visual inspection of reasonable.	Brokerage
Richard D. Pa. Reminder: Not a testing of any sy ADVICE ABOUT	rker Il defects are observable by a r stem or component. Real Estat	see or Broker) eal estate licensee conducting an inspection. The ir e Licensees are not home inspectors or contractors OPERTY FROM OTHER APPROPRIATE PROFESSIO	. BUYER SHOULD OBTAIN
I/we acknowledg	e that I/we have read, understar	nd and received a copy of this disclosure.	
SELLER MA	na G del Cieppo	Maria G. Del Cioppo, Trustee	Date <u>2-//-/9</u>
SELLER			Date
BUYER	· · · · · · · · · · · · · · · · · · ·		Date
BUYER			Date
Real Estate Broke	er (Firm Representing Seller)	Coldwell Banker Residential Broke	rage
Ву			Date
Richard D. Pa		(Associate Licensee or Broker Signature)	
			Date
Бу		(Associate Licensee or Broker Signature)	Date
form, or any portion the THIS FORM HAS BE ACCURACY OF ANY TRANSACTIONS. IF Y This form is made avail	reof, by photocopy machine or any other mea EN APPROVED BY THE CALIFORNIA A PROVISION IN ANY SPECIFIC TRANS OU DESIRE LEGAL OR TAX ADVICE, CON lable to real estate professionals through an	States copyright law (Title 17 U.S. Code) forbids the unauthorized distributions, including facsimile or computerized formats. INSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE (ACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED SULT AN APPROPRIATE PROFESSIONAL.) Sult and appropriate professional. Superment with or purchase from the California Association of REALTO (Intership mark which may be used only by members of the NATIONAL.)	AS TO THE LEGAL VALIDITY OF DOTO ADVISE ON REAL ESTATE RS®. It is not intended to identify the





COLDWELL BANKER RESIDENTIAL BROKERAGE SOUARE FOOTAGE & LOT SIZE ADVISORY AND DISCLOSURE

Property Address: 2240 Eastridge Avenue, Menlo Park, CA 94025

DIFFERENT SOURCES FOR SQUARE FOOTAGE AND OTHER MEASUREMENTS:

Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. For instance, Appraisers often exclude the thickness of walls, stairwells and laundry rooms to determine "livable" square footage; however, surveyors of condominium units typically include in their measurements the space between interior walls and around obstructions, such as fireplace flues. Architects and floor-plan designers employ a wide variety of methods to calculate the size of improvements and Assessors generally use gross, permitted size. Measurements taken by various professionals may not include some "finished" or "unfinished" space and generally exclude known illegal space.

Buyers should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyers are using square footage to determine whether or not to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculation should not be relied upon by Buyers and the accuracy of any such figures should be independently verified by Buyers.

PROPERTY SIZE, DIMENSIONS, CONFIGURATIONS AND BOUNDARIES:

Fences, retaining walls, hedges and other landscaping, watercourses or other natural or man-made structures may not correspond with any legally-defined property boundaries and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. There are sources available which refer to lot size, lot dimensions, location of improvements and property configurations, such as the County Assessor, Recorded maps, Developer plans or existing surveys, but that documentation may not be accurate, may not be available and should not be relied upon by Buyers for any purpose. Only a licensed surveyor can accurately determine lot dimensions, boundary locations and acreage for the Property.

Different sources of exterior and/or interior structural size, and/or square footage may include the following sources noted in the chart below. (HOWEVER, NOTE: Any numbers inserted into the spaces below are approximations only, were taken from the referenced source and other size numbers may exist from other sources. None of the sizes listed below have been or will be verified by Seller or any Real Estate Licensees nor will the Real Estate Licensees conduct any off-site investigations to determine the existence of any other size sources for the Property):

Source of Information	Structure	Lot	Source of Information	Structure
County Assessor	1,028 Sq Ft		Architectural Drawings	
Appraisal/Diagram #1			Condominium Map/Plan	
Appraisal/Diagram #2			Floor Plan/Graphic Artist	
Survey			Other:	

Seller and Real Estate Licensees have not and will not verify the accuracy of any representations regarding acreage, boundary markers, lot dimensions or sizes, location of improvements, square footage numbers, or price per square foot estimates provided by any source. If the lot size, boundary lines, property configurations, location of improvements, lot dimensions, building square footage, and/or price per square foot are important to Buyers' decision to purchase the Property, or the price Buyers are willing to pay, Buyers should conduct and rely solely upon Buyers' own independent investigations including hiring a licensed surveyor to determine lot size, configuration or location of boundaries and improvements and/or a licensed appraiser to determine structural size, square footage and/or price per square foot.

face		Date: 2/11/19	
receipt of a copy of	f this Advisory/Dis	closure and confirms that Seller do	es not
that differs from	the information cor	ntained in the chart above.	
Date 2-11-19	Seller	Date	
f this Advisory:			
		Date:	
		Date:	
	Date 2-11-19	that differs from the information con Date 2-11-19 Seller	receipt of a copy of this Advisory/Disclosure and confirms that Seller don that differs from the information contained in the chart above. Date 2-11-19 Seller Date This Advisory: Date:

BROKERS AND REAL ESTATE SALESPERSONS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.



Revised 11/18



PARKING AND STORAGE DISCLOSURE

(C.A.R. Form PSD, Revised 12/17)



	is made in connection with the Purchase		("Agreement"),
dated	, on property known as	2240 Eastridge Avenue	("Property")
between			("Buyer/Tenant")
and	Maria G. Del Ciop		("Seller/Landlord")
This is a discle	Seller has been using parking space # Seller has been using storage space # osure only. Right to parking or storage,	Separate storage is not if any, is determined by the Agreeme	included with the Property. included with the Property. ent, and if Property is in a
	opment or covered by a Home Owner Ass	[1] - 프로젝트 - (- 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1 - 1.1	
actual part numbering Seller/Land	ant is advised to personally inspect the king space(s) or storage area(s). As v , location, and accessibility of the actual dlord and Broker(s) do not warrant that su ninimum requirements.	ehicle sizes and shapes vary greatly parking space(s) may not accommoda	y, the actual size, shape, te Buyer's/Tenant's needs.
Property, s agreement, spaces. Ho shown with differences	erty is located in a multi-unit building or a uch as the deed, the condominium map/pl , or equivalent document, should contain owever, the size, shape, numbering, location in the governing documents are not alwa between the descriptions in the governing y of the parking spaces and storage areas	an, the covenants, conditions and restrict a description and drawing of all asson and accessibility of the designated pays accurate, even if drawn by a license godocuments and the actual size, shap	ictions, tenancy-in-common igned parking and storage parking and storage area(s) ed surveyor. There may be se, numbering, location and
3. Seller/Land	flord further discloses the following: Part	king and Storage in garage only. No pa	arking allowed in driveway.
	Parl	k in garage or out on the street only.	
Seller/Landlord Seller/Landlord	maria G del Cioppo	Maria G. Del Cioppo, Trustee Date: Date:	2-11-19
 Review Read a Person storage Determ a parki that Bu Ensure space, parking Has for and the discrep By signing be 	ant acknowledges that Buyer/Tenant haved the governing documents and ensured all disclosures relating to the parking space (ally inspected the size, shape, numbering a area(s); nined that the parking spaces(s) or storaging space, Buyer/Tenant has inspected the lyer/Tenant intends to park in the parking and that the governing documents provide if Buyer/Tenant must pass through another graph of the parking space(s) or storage area(s); and and no discrepancy between the parking see respective actual size, shape, numbering spancy, Buyer/Tenant acknowledges that size low, Buyer acknowledges Buyer has	the parking space(s) or storage area(s) e(s) or storage area(s) provided by Sell ing, location, and accessibility of the accessibility of the accessibility are suitable for Buyer's/Tenace parking space to ensure that it can acspace; for rights of passage to and from the per owner's assigned space(s) in order space(s) or storage area(s) as shown ing, location, and accessibility or, if Buyeuch discrepancy is not material to this per section.	er/Landlord; ctual parking space(s) and int's intended use(s). If it is ccommodate the vehicle(s) parking space and storage to access Buyer's/Tenant's in the governing documents er/Tenant has found such a purchase or lease.
Disclosure for	m.		
Date		Date	
BUYER/TENAN	NT	BUYER/TENANT	

a subsidiary of the California Association of REALTORS® *525 South Virgil Avenue, Los Angeles, California 90020 PSD REVISED 12/17 (PAGE 1 OF 1)

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PARKING AND STORAGE DISCLOSURE (PSD PAGE 1 OF 1)

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.



PRDS® REQUEST FOR HOMEOWNER ASSOCIATION ("HOA") DOCUMENTS

DESIGNED FOR USE WITH PRDS® FORMS





RE: Property at: 224	0 Eastridge Ave		Men	lo Park (CA 9	4025 ("Property")
To: Homeowner Associ	ciation (" HOA")	Sharo	n Court HOA	(Name	e) Date	e <u>01</u>	/07/2019
	pany						7.000
Address							
Telephone	F	ax		Email			
A. Within ten days of tage	he delivery of this requent in the accompanying			documents and in	format	ion reque	ested herein
B. Send the documen	ts and information liste	d below to:					
	any Old Republic						
	Saratoga-Sunnyvale						
Telephone	(408) 725-8500	Fax	(408) 252-0369	Email	smot	azedi@or	tc.com
2. X Listing Agent.							
Company	Col	dwell Banker		Agent	Rich	nard D.	Parker
Address 161 S	S San Antonio Rd. Su	ite 1	City	Los Altos	_, CA	Zip	94022
	408-398-0054						
3. Total fees for	documents: \$	48.00					
to provide minutes, ne	ING SUBSEQUENTLY ewsletters, notices and uments and prior to the	d other docum	nents generated				
Seller		12 27 27 27	Secretary of the secret	Date		7 Sec. 10	
Seller				Date			
			2.3.7.72884785				

HOA CHECKLIST OF DOCUMENTS REQUIRED BY CIVIL CODE SECTION 4525

			Un nieu u	110=
DOCUMENT REQUESTED	CIVIL CODE SECTION(S)	INCLUDED	NOT AVAILABLE	NOT APPLICABLE
Articles of Incorporation	Section 4525(a)(1)			
CC&Rs	Section 4525(a)(1)	×		
Bylaws	Section 4525(a)(1)	Ø		
Operating Rules and Regulations	Section 4525(a)(1)			×
Age Restrictions (if any)	Section 4525(a)(2)			×
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)		Ø	i D
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)		\bowtie	
Assessment enforcement policy See CCSR Resident	Sections 5310 and 4525(a)(4)			
Financial statement review	Sections 5305 and 4525(a)(3)	×		
Insurance summary	Sections 5300 and 4525(a)(3)	×	HO. J	
Statement of Account/Fees Regular, special and emergency assessments, as well as any other unpaid obligations of the seller	Section 4525(a)(4) and 5675		×	
Notice(s) of violation	Section 4525(a)(5) and 5855		X	
Builder Defects Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100			×
Settlement Notice Notice regarding common area defects	Sections 4525(a)(6),(7) and 6100			×
Pending Assessment Increases Approved changes to assesments	Sections 5300 and 4525(a)(4),(8)			\bowtie
Rental Restrictions (if any)	Section 4525(a)(9)			Ø
Meeting Minutes For regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	×		

Note: The information provided by the form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 may be charged separately. The HOA may collect a reasonable fee based upon the HOA's actual cost for the procurement, preparation, reproduction and delivery of the documents requested pursuant to the provisions of Section 4525.

REQUEST FOR ADDITIONAL HOA-RELATED INFORMATION AND DOCUMENTATION

In addition to the documents sought in the Checklist on Page 1, Seller requests that the HOA provide the following information and documentation and if there is a separate fee or cost for this additional information and documentation, the HOA is to provide that information to Seller:

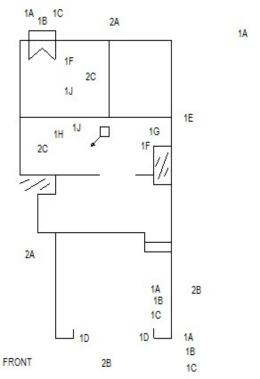
1 10	or to provide that information to delicit.	INCLUDED	NOT Available	NOT Applicable
1.	A copy of all HOA newsletters, notices and memoranda to Owners for the preceding 12 months	×		
2.	A statement describing all past, current and contemplated litigation (involving the development) in which the HOA, the developer and/or the builder are, or may become parties.	×		
3.	If asbestos, lead-based paint or any other environmental or toxic contaminants have been identified as present in any unit or area of the development, a written statement thereof			X
4.	If any HOA-responsibility repairs or replacements are being deferred, reevaluated or scheduled for a later date, a written statement thereof			Ø
5.	Any private transfer fees and charges			\bowtie
6.	Any applicable restrictions on pets See CLR page 16	\mathbf{Q}		
	Any applicable restrictions on smoking	Ó		\bowtie
8.	Any applicable restrictions on leasing by new owners			\boxtimes
9.	The total number of units: In the HOA Owner occupied Nor	n-Owner o	ccupied	2
Sl	IMMARY OF HOA FEES AND ASSESSMENTS FOR SUBJECT UNIT			
1.	Current regular fees ("HOA fees") for the subject unit are \$ <u>400</u> per month or _	other		
	Current special assessments and fees for the subject unit are \$ single p			
	The total of all currently past due charges against the subject unit are: \$, .		
Con	nments (if additional space is needed, attach a separate sheet): Resident Policies and Responsibilities, 3 po	ages		
com Date	person signing below is authorized by the HOA to complete this request, and certification ments provided are true and correct to the best of his/her knowledge: Separed by	es that do	ocuments,	answers and
	npany homeowner Signature and se		3100	7
			•	
1/\	ve acknowledge receipt of a copy of this 2-page form with attached documents as specified	above.		
Se	llerDat	e		
Se	llerDat	e		
<u>AL</u> ne	VISORY REGARDING SUBSEQUENTLY GENERATED HOA DOCUMENTS: Buyer is wsletters, notices and other documents may be generated by the HOA after completion cuments and prior to the close of escrow. Buyer is advised to confirm that Buyer has received	of this Pf	RDS Requi	est for HOA
Bu	yerDat	e		
Вι	yer Dat	е		
950			100 mm - 100	CALLED TO STORY AND COMPANY OF THE STATE OF

Page 2 of 2

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, (CITY, STATE, ZIP				Date of Inspection	No. of Pages
2240	Easti	ridge Avenue, N	Menlo Park CA 94025			1/15/2019	7
Thrash	er Er Mc.	We Make Homes 17427 Farley Road W Los Gatos CA 95030 www.ThrasherTermite		n			
Firm Registration N	lo. PR	5009	Report No. 19875		Escrov	v No.	
Ordered By: Coldwell Banker - F 161 S. San Antonio Los Altos, CA 9402	Road #1	•	Property Owner/Party of Interest Maria Del Cioppo 2240 Eastridge Avenue Menlo Park, CA 94025		Report S	ent To:	
COMPLETE REPORT	- 🗆	LIMITED REPORT	X SUPPLEMENTAL RE	PORT 🗌	REII	NSPECTION REPORT	
General Description: One story, wood framed single family residence with stucco and wood trim exterior.			stucco and wood trim exterior.	Inspection Tag Posted: Garage			
				Other Tags Posted: None in the last two years			
An inspection has steps, detached de	been mad ecks and	de to the structure(s) shapped any other structures	nown on the diagram in accordance we not on the diagram were not insp	rith the Structura pected.	I Pest Co	ontrol Act. Detached p	orches, detached
Subterranean Term If any of above box		Drywood Termi necked, it indicates that	tes 🗷 Fungus/Dryrot 🗷 there were visible problems in access	Other Findings sible areas. Read		Further Inspect ort for details on checke	

DIAGRAM NOT TO SCALE



Inspected by Miguel Torres State License No. OPR 9921 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you have a right to seek a second opinion.

NOTICE: The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractors.

NOTE: This is a limited inspection report. This inspection is limited to 2240 Eastridge Avenue, Menlo Park only. The inspection was performed at the request of Ric Parker. A further inspection of the entire structure is recommended, but was not performed at this time.

NOTE: This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

The following areas were not inspected, as indicated in Section #1990 of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work; floor beneath coverings, areas where storage conditions or locks make inspection impractical. Any eaves, trim, siding or other materials above 10 feet from the ground level will be visually inspected only. Any materials above 10 feet from the ground level are considered inaccessible for physical inspection. A further inspection is recommended at any/all inaccessible areas and/or areas that were not inspected. If a further inspection is desired, please call our office for a price quote and an appointment.

NOTE: Unless otherwise specified in the body of this report, the fences were not inspected, nor included in this report.

NOTE: The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the California State Contractors License Board.

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

This is a separated report which is defined as Section 1/Section 2 conditions that are evident on the date of the inspection.

SECTION 1 - Items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or conditions.

SECTION 2 - Conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of the inspection.

UNKNOWN FURTHER INSPECTION- Recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

***** SECTION 1 *****:

ITEM 1A FINDING: Evidence of drywood termite activity was noted at the subarea framing, exterior and garage framing. These infestations may extend into inaccessible areas.

RECOMMENDATION: Fumigate the entire structure with Vikane gas for complete, guaranteed eradication of all drywood termite infestations.

***** This is a Section 1 Item *****

In the performance of the above recommendation, we propose to use the chemical Vikane (Sulfuryl Flouride), along with the chemical Chloropicrin.

NOTE: We can provide the Nylofume bags that are necessary for storing food and medicine during the fumigation process. We provide the first 20 bags at no additional charge. If you need more than 20 bags the cost is \$1.00 per bag. Please call our office and we will have them ready for you to pick-up.

NOTE: There is preparation work that must be completed prior to the fumigation. The interior preparation work is always the responsibility of the owner. If the property is vacant there is usually no interior prep work required. The exterior preparation work is often included in our fumigation quote. If the structure is large or if there is a lot of plant growth there will be an additional charge for the exterior prep work. Please call our office so we can determine if the exterior prep work is included in our bid. If not, we can provide a bid for the exterior prep work or we can put you in contact with a company that specializes in this type of service.

ITEM 1B SECONDARY

RECOMMENDATION: Perform a localized drywood termite treatment by drilling the known infested wood members and the adjacent wood members. The wood will be injected with a registered termiticide and will include the wall voids between the stud bays. No texturing and/or painting are included in this bid. NOTE: Our guarantee is limited only to the area(s) treated by our firm. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment they may not be exterminated.

***** This is a Section 1 Item *****

ITEM 1E

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

***** SECTION 1 *****:

In the performance of the above recommendation, we propose to use the chemical Termidor (Fipronil).

In the performance of the above recommendation, we propose to use the chemical Tim Bor (Disodium Octaborate Tetrahydrate).

NOTE: In order to comply with the Section 1992 of the Structural Pest Control Act, the following statement is given: This recommendation is being provided for the purpose of avoiding fumigation. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

ITEM 1C FINDING: Drywood termite pellets were noted at the subarea framing, exterior and garage framing.

RECOMMENDATION: Remove, vacuum and/or mask all accessible drywood termite pellets as noted.

***** This is a Section 1 Item *****

ITEM 1D FINDING: Fungus damage and drywood termite damage were noted at the large garage door jambs.

RECOMMENDATION: Remove the damaged door jambs and replace with new materials, sealing all voids. The repaired areas will be primer painted only. If any further damage is found a supplemental report will be issued with our additional findings and cost.

******* This is a Section 1 Item *******

FINDING: Fungus damage was noted at the 2"x6" barge rafter tail.

RECOMMENDATION: Remove the damaged section of the barge rafter and replace with new materials. These repairs will also include replacement of the shingle moulding, if needed. The repaired areas will be primer painted only. If any further damage is found a supplemental report will be issued with our additional findings and cost.

***** This is a Section 1 Item *****

ITEM 1F FINDING: Fungus damage was noted to the subfloor below the master bathroom tile floor. Leaks were found at the toilet. Concealed damage may be revealed.

RECOMMENDATION: Remove the toilet. Remove the complete marble tile floor. Remove the damaged subfloor. If no further damage is found new subfloor will be replaced/reinforced as needed. Install new marble tile throughout the bathroom floor. The new tile will be set in a mortar base. If any further damage is found a Supplemental Report will be issued with our additional findings and costs.

***** This is a Section 1 Item *****

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

***** SECTION 1 *****:

ITEM 1G ADDITIONAL

RECOMMENDATION: Approximately 24 hours after the new tile floor is installed we will return to the property and reset the toilet on a new wax seal, properly bolted. This time allowance provides adequate curing and setting of the new tiles and grout.

***** This is a Section 1 Item *****

ITEM 1H FINDING: Cracks and loose tiles were found at the hall bathroom tubback. This has allowed moisture to enter causing fungus damage to the sheetrock backing. Concealed damage may be revealed.

RECOMMENDATION: Remove the ceramic tile and sheetrock at the tubback walls. If no framing damage is found, new sheetrock will be installed, taping and sealing all voids. New ceramic tile will be installed at the tubback walls. The new tile will be set in a mortar base. If any further damage is found a supplemental report will be issued with our additional findings and cost.

******** This is a Section 1 Item *******

ITEM 1I FINDING: There is inadequate ventilation below the living room area. This has resulted in fungus infection at the subarea framing, see item #1J.

RECOMMENDATION: Install new mechanical power fans/vents to help improve the cross ventilation in the substructure. These vents will be located at the most accessible areas in order to draw air into the substructure. The vents will be set, installed and hardwired at each location. The necessary duct work will be installed at each of the fans/vents. If necessary, we will primer paint the exterior stucco and/or siding.

******** This is a Section 1 Item *******

FINDING: As indicated in item #11 there is inadequate ventilation below the living room. Surface fungus infections were noted at the subarea framing and plywood subfloor below the living room area.

RECOMMENDATION: Scrape and/or wire brush off all surface fungus infections and treat with a registered fungicide.

***** This is a Section 1 Item *****

In the performance of the above recommendation, we propose to use the chemical Bora-Care (Disodium Octaborate tetrahydrate).

NOTE: The floor tiles are part of the tubback tile. We will do our best to make the floor repairs without disturbing the tub tiles. If the repairs become impractical to complete, without disturbing the tub tiles, a supplemental report will be issued with our additional findings and cost.

NOTE: The walls and ceiling tile all tie together. The bid for item #1H includes the wall tile at the tub/shower area only.

***** SECTION 2 *****:

ITEM 2A FINDING: The stucco extends into the soil at the exterior of the structure. Inaccessible areas exist due to this condition. This may provide an entry point for subterranean termites.

RECOMMENDATION: Trades should be employed to check and make all necessary repairs.

****** This is a Section 2 Item ******

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

***** SECTION 2 *****:

ITEM 2B FINDING: Signs of weathering were noted at the siding.

RECOMMENDATION: Trades should be employed to check and make any necessary repairs.

****** This is a Section 2 Item ******

ITEM 2C FINDING: There are heat ducts in the subarea that are down and rusted.

RECOMMENDATION: The appropriate, licensed tradesperson should be employed to check this condition and make all needed corrections.

***** This is a Section 2 Item *****

***** NOTES *****:

NOTE: There is a common wall on the left side of this unit that is inaccessible for inspection due to the type of construction.

NOTE: Portions of the attic were inaccessible for inspection due to insulation. We inspected the attic area from the access opening only.

NOTE: Portions of the garage are inaccessible for inspection due to storage and/or enclosed wall framing (ie. sheetrock, paneling, built-in cabinets, etc.). We inspected the interior of the garage as practical.

NOTE: The interior was furnished and occupied at the time of our inspection. We inspected the interior as practical.

NOTE: A standard water test was performed at the sunken tub/shower. This shower is on a concrete slab. No visible evidence of leakage was detected at this time. The owner is advised to maintain the shower as necessary.

FOR ALL OF YOUR JOB SCHEDULING NEEDS PLEASE CALL (408) 354-9944, EXTENSION 500 OR YOU CAN SEND AN EMAIL TO: INFO@THRASHERTERMITE.COM

NOTE: TYPICALLY IT TAKES APPROXIMATELY ONE TO TWO WEEKS TO SCHEDULE WORK (DEPENDING ON THE SIZE OF THE JOB). EXCEPTIONS CAN BE MADE, BUT THIS IS A GOOD RULE OF THUMB. PLEASE TAKE THIS INTO CONSIDERATION WHEN PLANNING THE WORK THAT NEEDS TO BE COMPLETED. THANK YOU.

NOTE: If others are going to complete any of the repairs, as outlined in this report, they MUST have our firm perform a reinspection during the course of their repairs. This reinspection must be made after ALL damage is removed but prior to the installation of any new materials. We cannot be responsible for certifying the property if these guidelines are not followed. Allow 2 to 3 days lead time when scheduling a reinspection. There is a fee for this reinspection service. Please call our office if there are any further questions.

2240	Eastridge Avenue, Menlo Park CA 94025	1/15/2019	19875
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

OCCUPANTS CHEMICAL NOTICE

THRASHER TERMITE	AND PEST CONTRO	DL, INC. will use	pesticide che	emical(s) specified	below for the	control of
wood destroying pests of						

(1) The pest(s) to be controlled:	io in locations tachtimed in the Chactara i cot Control report as indicated above.
()	V
SUBTERRANEAN TERMITI	ES X FUNGUS or DRY ROT
BEETLES X DRYWOO	OD TERMITES OTHER
(2) The pesticide(s) proposed to be	e used and the active ingredient(s).
X A. TERMIDOR:	Active ingredients: Fipronil
X B. VIKANE	Active ingredients: Sulfuryl Flouride & Chloropicrin
C. CY-KICK:	Active ingredients: Cyfluthrin
X D. BORA-CARE:	Active ingredients: Disodium Octaborate Tetrahydrate
X E. TIM-BOR:	Active ingredients: Disodium Octaborate Tetrahydrate
pesticides which are registered at United States Environmental Pro- scientific evidence there are no ap the benefits. The degree of risk of hours following application you ex your physician or poison control include any other symptoms of or	ies are registered and regulated by the Structural Pest Control Board, and applying approved for use by the California Department of Pesticide Regulation and the otection Agency. Registration is granted when the State finds that based on existing operciable risks if proper use conditions are followed or that the risks are outweighed by depends upon the degree of exposure, so exposure should be minimized. "If within 24 perience symptoms similar to common seasonal illness comparable to the flu, contact center and your pest operator immediately. (This statement shall be modified to over exposure which are not typical of influenza.)"
For further information, conta	act any of the following:
Thrasher Termite & Pest Contro	I, Inc 408-354-9944
Santa Clara408-918-3400 County Agriculture Commission	nt: Alameda510-267-8000 San Benito831-637-5367 San Mateo650-573-2877 Santa Cruz831-454-4343 Santa Cruz831-670-5352 San Benito831-637-5344 San Mateo650-363-4700 Santa Cruz831-763-8080 Santa Cruz831-8080 Santa Cruz83
Med-Net Hotline : 408-973-0888	and after hours 800-501-9008
Structural Pest Control Board: 9	916-561-8700 2005 Evergreen Street #1500, Sacramento CA 95815
chemical treatment, should containing this NOTICE. NO CHEMIC	gic conditions, or others who may be concerned about their health relative to this ct their physician concerning occupancy during and after chemical treatment prior to CAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR
OWNER/OCCUPANT	DATE
OWNER/OCCUPANT	DATE

Page: 1 of 2

17427 Farley Road West Phone: 408-354-9944 Los Gatos CA 95030

Fax: 408-395-7934

www.ThrasherTermite.com info@ThrasherTermite.com

WORK AUTHORIZATION CONTRACT

Address of Property: 2240 Eastridge Inspection Date: 1/15/2019 Report #: 19875 Title Co. & Escrow #:	Avenue, Menlo Park CA 9402	5
SECTION 1	SECTION 2	FURTHER INSPECTION
LA Will Bid	2A Trades	FORTHER INSPECTION
IB \$ 1450.00	2B Trades	
LC \$ 150.00	2C Trades	
1D \$ 420.00	2c II ddeb	
LE \$ 650.00		
lF Will Bid		
lg \$ 190.00		
1H \$ 3200.00		
li \$ 2050.00		
1J \$ 575.00		
We Authorized the Following Section 1 Items to be Performed.	We Authorized the Following Section 2 Items to be Performed.	We Authorized the Following Items for Further Inspection.
Proposed Cost Section 1:	Proposed Cost Section 2:	Proposed Cost Fur.Insp.:
Chapter 9.) Provides under the Mechanic's contractor, subcontractor, laborer, supplier, (Lien Law any Structural Pest Control or other person who helps to improve yo st your property. This means that, after	cense Law, Business & Professional Code Div. 3, Operator who contracts to do work for you, any our property, but is not paid for his or her work or a court hearing, your property could be sold by a
BY EXECUTING THIS WORK AUTHORIZA ADVISED OF THE FOREGOING AND HAS	ATION CONTRACT, CUSTOMER ACK HAD THE OPPORTUNITY TO CONSUL	KNOWLEDGES THAT HE OR SHE HAS BEEN T WITH A QUALIFIED PROFESSIONAL.
I have read this work authorization contract a	and WDO inpection report it refers to.	
A SIGNED WORK AUTHORIZATION CONT	RACT MUST BE RECEIVED BEFORE V	WORK WILL BE SCHEDULED.
ADDDOVED AND DEAD BY.		

THRASHER TERMITE & PEST CONTROL, INC.

Phone: 408-354-9944

17427 Farley Road West Fax: 408-395-7934 Los Gatos CA 95030

www.ThrasherTermite.com info@ThrasherTermite.com

WORK AUTHORIZATION CONTRACT

Page: 2 of 2

Address of Property: 2240 Eastridge Avenue, Menlo Park CA 94025

Inspection Date: 1/15/2019 19875 Report #:

Title Co. & Escrow #:

TERMS AND CONDITIONS

Quoted prices remain valid for 180 days after the Inspection Date.

A LIEN WILL BE FILED ON THE PROPERTY 60 DAYS AFTER NOTICE OF COMPLETION IS ISSUED. THE LIEN WILL BE RELEASED ONCE THE BILL IS PAID.

It is understood that these corrections are recommended on the basis of visibly determined surface examination. In the course of work being performed on the basis of this contract, conditions may be revealed which were not evident at the time of inspection. This contract is limited to that which was visible at the time of inspection and of that, only these paragraph(s) herein specified and contracted for. We assume no responsibility for concealed or inaccessible damage or infestation that was not observed by us without excavation or opening timbers, walls, floors, ceilings, moving furnishings, storage, etc. We shall not be liable for any damage resulting from probing, cutting, opening, removal or otherwise, of timbers, walls, floors, ceilings or other parts of the building inspected. Our liability for damages by reason of errors or omissions in the Inspection Report shall be limited to the cost of the inspection and report. If additional work should be required by the City or County Building Inspector, such work will not be performed under this contract. THRASHER TERMITE & PEST CONTROL AGREES TO FURNISH ALL LABOR, MATERIALS, SUBCONTRACTORS (if required), and compensation insurance to complete the repairs as accepted above. THRASHER TERMITE & PEST CONTROL AGREES TO USE ALL DUE CAUTION IN THE PERFORMANCE OF OUR WORK, but in no way will we be held responsible for damage to property, plants, or animal life caused by the use of chemicals, gas or equipment in conjunction with these repairs.

The customer is responsible for providing access to the property. If fumigation is part of this work authorization, then the customer is responsible for preparing the home for fumigation following the steps outlined on the Preparation for Termite Fumigation Checklist.

It is agreed that the contract price shall be paid to Thrasher Termite & Pest Control. Inc. upon notice of completion. It is understood that service charges of 1.5% per month on the unpaid balance, or 18% per annum, will be charged on overdue accounts and if suit is filed for collection of delinquent accounts the customer agrees to pay all litigation costs.

At least one signed copy of this contract must be returned to Thrasher Termite & Pest Control, Inc.. before work is started. This contract must be signed by a Thrasher Termite & Pest Control, Inc. representative to be valid.

In the event of a cancellation, or other breach, of this WORK AUTHORIZATION CONTRACT, or any of the provisions thereof, the aggrieved party shall be entitled to recover from the party who cancels or otherwise, breaches in addition to any other relief provided by law, such costs and expenses as may be incurred by the aggrieved party, including reasonable attorney's fees, court costs and other costs and expenses taxable or otherwise, reasonably necessary in preparing and seeking relief, whether or not a lawsuit is filed, and in prosecuting any complaint based thereon.

Thrasher Termite & Pest Control, Inc. guarantees chemical treatments for one year from date of completion. We guarantee fumigations for three years from date of completion. The chemical treatment and fumigation guarantee does not cover either the replacement or repair of any termite damage, either prior to or following the termite treatment. The guarantee provides for remedial treatment only. We guarantee structural repairs for one year from the date of completion. We guarantee all plumbing repairs, the resetting of toilets, installation/repairs to glass enclosures, and floor covering repairs for thirty (30) days from date of completion. We DO NOT guarantee work completed by the owner and/or their agents.

NOTE: ALL CARE WILL BE TAKEN TO AVOID DAMAGE TO HIDDEN PIPES IN THE CONCRETE SLAB OR WALLS. HOWEVER, IF SUCH DAMAGE DOES OCCUR WE WILL ASSUME NO RESPONSIBILITY FOR SAME. WE WILL ASSIST THE HOMEOWNER BY CONTACTING THE PROPER TRADES TO REPAIR THE DAMAGED PIPE(S). THE HOMEOWNER IS RESPONSIBLE FOR ALL EXPENSES THAT ARISES AS A RESULT OF DAMAGED PIPES. THE HOMEOWNER UNDERSTANDS THIS CONDITION AND AGREES TO ALL LIABILITY BY SIGNING THE WORK AUTHORIZATION CONTRACT. PLEASE CALL OUR OFFICE IF YOU HAVE ANY FURTHER QUESTIONS.

MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

INVOICE



We Make Homes Healthy

17427 Farley Road West Phone: 408-354-9944 Los Gatos CA 95030 Fax: 408-395-7934

www.ThrasherTermite.com info@ThrasherTermite.com

DATE REPORT # ESCROW # PROPERTY LOCATION

01/18/2019 19875 2240 Eastridge Avenue, Menlo Park CA 94025

TO: Maria Del Cioppo 2240 Eastridge Avenue Menlo Park, CA 94025

> 340781 01/15/2019 Inspection \$250.00 340913 01/17/2019 Payment -\$250.00

> > Balance Due: \$0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18% (Interest charged persuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

INVOICE



We Make Homes Healthy™

17427 Farley Road West Phone: 408-354-9944 Los Gatos CA 95030 Fax: 408-395-7934

www.ThrasherTermite.com info@ThrasherTermite.com

DATE REPORT # ESCROW # PROPERTY LOCATION

01/18/2019 19875 2240 Eastridge Avenue, Menlo Park CA 94025

TO: Maria Del Cioppo 2240 Eastridge Avenue Menlo Park, CA 94025

> 340781 01/15/2019 Inspection \$250.00 340913 01/17/2019 Payment -\$250.00 Balance Due: \$0.00

RETURN THIS COPY WITH REMITTANCE

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18% (Interest charged persuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS

Shawn Cooley

Residential Property Inspections Cooley Home Inspections

Scheduling: (650) 833-8300

General Contractor's License # 710674 Voice Mail: (650) 704-6573

E-mail: clancooley @comcast.net

	ORDER INFO	RMATION		
Inspection Date: January 15, 2019	Inspection	Inspection Time: 9:00 a.m. Report Number: 2019-01-15		
Inspection Address: 2240 Eastridge Ave.		Cross Street: Sharo	n Rd	
Inspection City: Menlo Park	State:	CA Zip: 94025 App	prox. Sq Ft: 1028	
Client's First Name: Maria	Last: Delcioppo	Listing Inspection:	✓ Payment due on site	
Agent's First Name: Ric	Last: Parker	Office: Coldwell	Banker - Los Altos	
Phone: (408) 398-0054 Ext:	Fax:	E-mail:rparker@	cbnorcal.com	
Amount: \$515.00 Add: \$0.00 For:		Billing Fee: \$0.00	Total: \$515.00	
MAKE CHECKS PAYABLE TO:				
Payee: Shawn Cooley				
Amount: \$515.00				
Address: P.O. Box 7024	1, 1			
City: Menlo Park				
State: CA Zip: 94026				
BILLING INSTRUCTIONS				
(Amount subject to Billing Fee unless paid or	site)			
Paid on site? ✓ Paid in full, ck#2523				
Credit Card:				
Paypal:				
Late fee:	R. J.			
	3			
			Optimized by www.ImageOptimizer.net	
		– 2240 Eastridge Ave.		
E-mail:				

COOLEY HOME INSPECTIONS.

Residential Property Inspections 1-650-833-8300

PROPERTY INSPECTION

Inspection Address: 2240 Eastridge Ave.	Report Number: 2019-01-15				
Inspection City: Menlo Park		Inspection Date: January 15, 2019			
Client's First Name: Maria	Last: Delcioppo	Listing Inspection: Fee due within 30 days)			
Agent's First Name: Ric	Last:Parker	Phone: (408) 398-0054 Ext:			
Office: Coldwell Banker - Los Altos		Fax:			
Inspector: Shawn Cooley					
Daniel Daniel Control					

PRELIMINARY COMMENTS

We have inspected the major structural components, plumbing, heating and electrical systems for visual signs of significant nonfunctional performance, excessive or unusual wear, and general conditions of the property. Our findings and recommendations are not intended as criticisms of the building, but as professional opinions regarding the conditions present.

Please keep in mind that in some dwellings there may be features and systems that may not conform with current building standards. While we attempt to list any health, hazardous, and safety issues, we do not warrant that all non-conforming issues will be listed, as they may not have been a requirement at the time the house was built. The client should be aware that all dwellings need ongoing preventive maintenance in order to keep all aspects of the property in functional conditions.

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Cooley Home Inspections

Scope of Inspection

If the client is the buyer, this report is not intended to be used by any third party, and the INSPECTOR shall not be accountable to any such third parties in any manner. If the report is a "Listing Inspection" for the seller, the report may be relied on (within the scope of the inspection described below) by both the seller and the buyer of the property upon execution of this agreement (Civil Code 1102.4c). The report is not intended to be a distributed to any subsequent buyer of the property for reliance by the subsequent buyer, and the INSPECTOR is not accountable to such subsequent buyers in any manner.

The inspection is limited to the visible conditions of the property, and the purpose of this report is to provide the user an overview of the subject residence. The INSPECTOR can only spend a limited amount of time on each item, and the report is thus limited in scope to only those items described herein, and only to the extent described in the Standards of Practice of the American Society of Home Inspectors (ASHI), a copy of which is attached to the inspection report. The INSPECTOR will inspect the major structural and electrical/mechanical components for visual evidence of material defects, and this report is not a statement of the code or permit complying condition of the property, as only a governmental building inspector is authorized to determine the code permit complying condition of the property.

Claims Procedure

It is hereby agreed and understood that, should the client claim to discover that one or more aspects of the report is incorrect, the client will notify the inspector before any corrective measures are undertaken, and further to allow a re-inspection by the INSPECTOR of the reported problem at no cost to the client. Should the INSPECTOR determine, in the INSPECTOR'S sole discretion, that a repair or replacement needs to be performed, the client agrees to allow the INSPECTOR the opportunity to effect said repair during the period of the client's possession of the property prior to initiating any mediation, arbitration, or civil action. If there is a conflict regarding the wording of a report, the report kept at CHI shall prevail.

Arbitration Agreement

Any dispute between the client and the INSPECTOR arising out of the inspection or resulting report shall be decided by neutral arbitration in accordance with Chapter 3, Title 9 of the California Code of Civil Procedures (C.C. P. 1282, et seq.) and not by court action except as provided by California law for judicial review of arbitration proceedings. The parties to any arbitration under this agreement shall have the discovery rights provided in California Code of Civil Procedure 1283.05. The arbitrator shall be a retired Superior Court judge, a licensed California Attorney with at least five years of real estate experience, or a home inspector with at least five years experience as defined in Business and Professional Code 7195 et seq. If the parties herein cannot agree upon an arbitrator, the Superior Court of the county in which the property is located shall appoint an arbitrator. The prevailing party in any arbitration under this Arbitration Agreement shall be entitled to recovery of fees and costs incurred in the proceeding.

By signing below, you are specifically agreeing to the Scope of the Inspection, the Claims Procedure, and the Arbitration Agreement above, and all conditions as described above. You are agreeing to have any dispute decided by neutral arbitration as provided by California law, and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California Code of Civil Procedure.

IF THIS AGREEMENT IS NOT SIGNED BY ANY PARTY, THIS INSPECTION REPORT WILL CARRY NO WARRANTY OR GURANTEE AS TO ITS CONTENTS, AND SHALL BE AS INFORMATION ONLY FOR THAT PARTY.

Seller:

Buyer:

Inspector:

Date: 1/15/2019

Date:

Date:_

10 EASTRIDGE A

DEFINITIONS

The following are definitions of words likely to be used in this report when evaluating the condition of the elements of the house.

Functional CONDITION:

As far as could be determined within the scope of this visual inspection, the item was in serviceable condition and functioned according to its purposed.

FAIR CONDITION:

While not in excellent condition, the item performed according to reasonable expectations.

POOR CONDITION:

While functioning, the item did not perform to reasonable expectations. Maintenance, repairs, or replacement may be needed at the present time, or in the near future.

NON-FUNCTIONING or ACTION ITEMS:

These items did not meet the minimum standards of the manufacturer, and immediate safety or structural concerns may be present. Examples include a leaking or damaged hot water heater, a substandard electrical panel, a leaking roof, or a broken chimney. Other items that are less integral to the major systems of the house, such as a broken window pane, a missing or broken door handle, or an inoperative water faucet may also be categorized as non-functioning or action items.

This is not a code compliance inspection. Only the building department may determine the code status of any particular condition at the property. An item is only required to comply with the codes that were applicable at the time the house was built or remodeled. Items may sometimes be mentioned in the report that do not comply with current code requirements because of safety or other concerns. These items should be verified with the local building department for specific details and recommendations.

HAZARDOUS MATERIALS

This report does not include reporting on the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air. Some hazardous materials may exist depending on the age of the building. This can only be verified by labratory analysis. This report does not include the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

YOU ARE STRONGLY ADVISED TO REVIEW THE HAZARDOUS MATERIALS HANDBOOK PROVIDED TO YOU BY YOUR REALTOR.

EXTERIOR I

Items Inspected: The exterior wall coverings, paint, flashings, and trim, as well as the eaves, soffits, and fascias where accessible from the ground level. The exterior doors and their respective operating hardware. The roof coverings, flashings, and penetrations, and the roof drainage system. Chimneys (if present) Any areas considered common to the complex were not inspected.

Component Description:

EXTERIOR WALL COVERING

ROOF COVERING

• Asphalt composition shingles

CHIMNEYS

- Stucco
- · Wood trim
- Wood siding
- Stone veneer

• Brick w/spark arrester/cap

EXTERIOR WALL COVERING & TRIM:

The exterior wall coverings, paint, the flashings and trim were inspected for evidence of damage and/or possible water penetration, and to determine their overall condition. Due to the landscaping and storage, some of the exterior walls were not visible. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

EXTERIOR DOORS & WINDOWS:

The exterior doors and locking hardware (including the main garage door and automatic garage door opener if applicable) were tested to assure proper and full function. A representative sample of windows were tested to determine their condition, and to assure they could be properly operated and locked. The windows in the house were single pane windows. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ROOF SYSTEM:

The roof coverings, flashings, penetrations, and the roof drainage control systems were inspected for signs of damage, water penetration. The roof was inspected by walking upon the surface. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

CHIMNEY:

The chimney was examined from atop the roof to determine the overall condition, and a pressure test (pushing on the chimney from atop the roof) was performed. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

EXTERIOR 1 ACTION ITEMS:

- 1)The deadbolt was key-operated on the interior door to the garage. I recommend having the deadbolt on the door changed to a keyless thumb-latch-operated deadbolt on the interior for fire safety egress.
- 2)The garage door opener safety reverse sensors were installed low (photo#1). I recommend having the sensors installed 5-8" above the floor for more efficient operation of the safety reverse.
- 3)The stucco terminated in the soil and concrete around the exterior. Consult a licensed contractor for options for correction as needed to prevent possible intrusion by water or unwanted pests.
- 4)The single-pane windows appeared to be non-tempered glass. I recommend further evaluation and correction as needed for safety.
- 5)There were some separating trim seams noted, as well as siding gaps, stucco cracks and gaps, and roof overlap gaps (photos#2,3). Gaps, cracks, and seams should be properly sealed as needed to prevent possible intrusion by water or unwanted pests.
- 6)I recommend installing counter flashings at the tops of the window trims as needed to prevent leaking (photo#3).
- 7) The dryer vent should be sealed at the stucco to prevent leaking.
- 8)The side garage door was sticking and should be adjusted as needed for proper operation and fire safety egress.
- 9)The trim paint should be repaired as needed to prevent possible further damage (photo#2).

Items Not Included: This Section does not include the screening, shutters or awnings.

EXTERIOR II

Items Inspected: Walkways, patios, and driveways leading to the dwelling entrances. The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Also inspected are any attached decks, balconies, stoops, steps, porches, and their associated railings if present. Any areas considered common to the complex were not inspected.

Component Description:

DRIVEWAY

WALKS AND PATIOS

PORCHES AND DECKS

• Poured concrete

- Poured concrete
- Ceramic tile

• Concrete porch at front

WALKWAYS, PATIOS AND DRIVEWAYS:

The driveway, walkways, and patios were inspected for excessive cracking, deterioration, settling, and root uplifting. There were some commonly occurring cracks observed. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

DECKS AND PORCHES:

The attached decks and porches, and their respective railings and support systems are inspected for visible evidence of damage. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

GROUNDS:

The overall grading of the property was inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

EXTERIOR 2 ACTION ITEMS:

- 1)There were some trip hazards noted to the right side walkway. I recommend correction of the trip hazards to prevent possible injury to foot traffic.
- 2)There appeared to be faulty drainage at the front walkway and at the right rear of the house. I recommend further evaluation and correction as needed to prevent excess water at the foundation.
- 3)The fences were secured directly to the stucco. Consult a licensed contractor for options for correction as needed to prevent possible intrusion by water or unwanted pests.
- 4)There was damage to the garage door trims. The trims should be repaired as needed to prevent possible further damage.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: Fences, geological or hydrological conditions, outbuildings, storage sheds, recreational facilities, outside BBQs, seawalls, docks, breakwalls or erosion or earth stabilization control methods.

ELECTRICAL SYSTEM

Items Inspected: The service drop, service entrance conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-panels, conductors, overcurrent protection devices, and a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters (when installed).

Component Description:

MAIN PANEL

SUB PANEL LOCATIONS

Garage

Location: Service Voltage: 120 / 240

200 amps **Panel Amperage Rating:** Main Disconnect: 100 amp circuit breaker

Right front of the garage

ELECTRICAL SYSTEM WIRING METHODS

ELECTRICAL SYSTEM WIRING TYPE

· All copper

• Nonmetallic sheathed cable • Rigid and flex metal conduit

ELECTRICAL PANEL(S):

The interior components, wiring, and over current protection devices (circuit breakers) of the electrical panels were examined. The main electrical panel appeared to be grounded (the termination point of the ground wire was not determined). The over current protection devices were not operated. The ground fault circuit interrupters were tested with the test button only. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

LIGHTS, FANS, OUTLETS AND SWITCHES:

A representative sample of outlets, lights, switches and ground fault circuit interrupters were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

220 VOLT SERVICE LOCATIONS: • Subpanel • Kitchen • Laundry

ELECTRICAL ACTION ITEMS:

- 1) There was extension cord wiring in the garage. Also, there was lamp cord wiring in the master bedroom closet. I recommend removing, or properly wiring, the cords as needed for safety.
- 2)The right front exterior light did not operate at the time of the inspection. I recommend further evaluation and correction as needed.
- 3) There were running wire splices noted in the subpanel (photo#4). Consult a licensed electrical contractor for further evaluation and correction as needed.
- 4) There was a damaged switch cover plate in the master bedroom closet. The plate should be replaced for safety.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: Remote control devices (unless this is the only control), alarm systems and components, low voltage wires and systems and components, ancillary wiring. Systems and components that are not part of primary electrical power distribution system, the measuring of amperage, voltage, or impedance, and lights that are on timers or photo-voltaic cells.

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HEATING & A/C SYSTEM

Items Inspected: All the installed heating equipment, including the vent systems, flues, and chimneys where readily accessible.

Component Description: PRIMARY HEAT SOURCE

Brand Carrier

Energy Source and Heater TypeGas fired forced air

Location Garage

OTHER INSTALLED COMPONENTS: None observed

HEATING SOURCE:

The furnace was tested with an ignition test and operated for approximately three to five minutes. The readily accessible and visible furnace components and vent flue sections were examined. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

****I recommend having the system cleaned, serviced, and reinspected by a licensed HVAC contractor.****

AIR CONDITIONING SYSTEM:

NONE

AIR FLOW:

The air flow was tested at each of the readily accessible heat registers. Registers that were not readily accessible from the floor were not checked. A precise assessment of the heat supply adequacy or distribution balance is not performed. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

DUCTS:

The visible duct components, connections, and insulation conditions were examined. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

HEATING AND COOLING ACTION ITEMS:

- 1)There was an inefficient "T" flue junction between the furnace and water heater (photo#5). I recommend installing a more efficient "Y" flue junction to ensure proper venting of the exhaust and prevent excess condensation.
- 2)There was corrosion with some holes to at least one of the heat ducts in the sub-area (photo#6). I recommend having the damaged heat ducts repaired or replaced as needed for a more effective air flow. Also, an inspection of all the ducts is advised.
- 3)Parts of some of the heat ducts were no longer insulated. I recommend having the heat ducts properly wrapped with insulation as needed.
- 4)The furnace flue seams should be sealed with metal tape as needed to ensure proper venting of the exhaust.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: The interiors of flues or chimneys which are not readily accessible, the heat exchanger, humidifier or dehumidifier, electronic air filter, solar space heating system, the determination of the adequacy or distribution balance of the heat or air conditioning system.

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PLUMBING & WATER HEATING

Items Inspected: Interior water supply and distribution systems, drains, waste and vent systems, water heating equipment, vent systems, flues, and chimneys, fuel storage and fuel distribution systems, and drain sumps, sump pumps, and related piping.

Component Description:

WATER SUPPLY PIPING DRAIN, WASTE, & VENT PIPING

Copper Cast iron and galvanized steel

WATER HEATER

BrandEnergy SourceCapacityLocationNot visibleGasNot visibleGarage

MAIN GAS SHUTOFF VALVE LOCATION: Right front of the garage MAIN WATER SHUTOFF VALVE LOCATION: Right front of the garage

Main Water Supply Line Type: Not determined

WATER SUPPLY AND WASTE LINES:

The visible components of the plumbing system were inspected for evidence of leaking or unusual corrosion, and the plumbing fixtures were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

WATER HEATER:

The water heater installation, hot water response time, and visible venting were inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

****There was a thermal blanket on the unit that was not removed for inspection.****

SEISMIC RESTRAINT:

The seismic strapping was not installed to current requirements. ***See the Action Items.***

PLUMBING ACTION ITEMS:

- 1)There was one strap of plumber's tape installed on the water heater for seismic restraint (photo#7). This is a substandard installation. I recommend having seismic strapping on the water heater installed according to current local building requirements (see diagram on page 21).
- 2)A catch pan may need to be installed below the water heater (photo#7). I recommend consulting the manufacturer's installation instructions for further information.
- 3)There was no visible sediment trap for the water heater gas line (photo#7). Consult a licensed plumbing contractor for further evaluation and correction as needed.
- 4)There were signs of past leaking at the water heater supply lines (photo#8), as well as at a right rear exterior hose bib supply (photo#9)
- 5)There was no flex cold water supply line at the water heater. Flex water lines should be installed as needed to meet current safety standards.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: Clothes washing machine connections, interiors of flues not readily accessible, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire and lawn sprinkler systems, private waste disposer systems, adequacy or quality of the water supply, or the operation of safety or shutoff valves.

KITCHEN

Items Inspected: The primary installed cooking facilities, garbage disposal, dishwashers, venting if any, countertops, and a representative number of installed cabinets.

Component Description:

The installed cooking appliances were tested for proper response and function to the high settings only. All of the other installed appliances (including fans and venting systems) were inspected and tested to assure they were fully functional and free of leaking or damage. Temperature and other types of exhaustive testing are not performed on the kitchen appliances. Any conditions found to be in need of attention are noted in the Action Items.

Stove/Cooktop/Oven:

Brand Energy Source and Appliance Type

Maytag Electric cooktop Maytag Separate electric oven

Garbage Disposal(s): ISE

Dishwasher(s): Maytag without air gap valve***

Exhaust System Type: Ducted fan w/hood above the cooktop

SINKS AND PLUMBING: The sink was tested for proper operation, and the faucet and drain lines were inspected (where readily visible). The shutoff valves under the sink were inspected for leaking (where readily visible). They were not operated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SURFACES AND CABINETS:

The floors, cabinets, countertops, walls, and ceilings were inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS: The accessible outlets were tested, and the visible wiring was inspected. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Properly installed GFCI protected outlets are recommended for safety within 6' of water service areas. ****GFCI protected outlets were installed within 6' of the water service.****

KITCHEN ACTION ITEMS:

- 1)There was no airgap installed for the dishwasher. An airgap valve may need to be installed for the dishwasher to prevent waste materials from possibly backing up into the dishwasher (consult the manufacturer's installation recommendations).
- 2)The bifold doors were sticking. The doors should be adjusted as needed for proper operation and fire safety egress.

Consult an appropriate licensed contractor for any recommended repairs.

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BATHROOMS

Items Inspected: All sinks, toilets, shower and bath enclosures, faucets, drain lines where visible, counter tops, cabinets, flooring, ventilation, and wall and ceiling coverings.

SINKS AND FIXTURES: The sinks were filled and tested for proper operation, and the faucets and drain lines were inspected (where readily visible). The shutoff valves under the sinks were examined for leaking (where readily visible), but they were not operated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

TOILETS:

The toilets were inspected and the flush mechanisms were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SHOWERS AND BATHTUBS:

The faucets and drains were tested for proper operation. All of the visible bathroom surfaces were inspected. There was no standing water test of the shower stall. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ELECTRICAL SYSTEMS:

The accessible electric outlets, switches and exhaust fans and heat lamps if applicable were tested. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Properly installed GFCI protected outlets are recommended for safety in the bathroom areas.

****GFCI protected outlets were installed in the bathrooms.****

GENERAL MAINTENANCE:

Caulking around a tub or shower enclosure (especially at the floor line) should be examined regularly and properly renewed at the first signs of failure to help avoid possible water damage. Any voids noted in the tile grout should also be properly corrected to help avoid water penetration and possible damage.

BATHROOMS ACTION ITEMS:

- 1)The hall bathroom fan vented into the attic (photo#10). The fan should be vented to the exterior to prevent excess moisture in the attic.
- 2)One cabinet door knob was missing in the hall bathroom. The knob should be replaced for proper operation.
- 3)There was grout damage with loose tiles in the hall bathroom tub enclosure. The tile and grout should be repaired as needed to prevent possible further damage. Consult a licensed pest control specialist for further evaluation and options for correction as needed.
- 4)The hall bathroom ceiling fan did not operate at the time of the inspection. The fan should be repaired as needed to prevent excess moisture in the bathroom.
- 5)The tub spout, shower head escutcheon, and shower valve escutcheons were not sealed at the wall in the hall bathroom. The tub spout and escutcheons should be properly sealed at the wall to prevent leaking.

Consult an appropriate licensed contractor for any recommended repairs.

Interior

Items Inspected: The walls, ceilings, and floors, steps, stairways, and railings, countertops, a representative number of installed cabinets, and a representative number of interior doors. The garage doors and non remote garage door opener(s) if present.

Component Description: FLOOR COVERINGS

- Ceramic tile
- Marble tile
- Wall-to-wall carpeting

WALLS

- Sheetrock
- Wall paper on some surfaces

CEILINGS

· Sheetrock with acoustic texture

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• Open beams and wood

FLOOR COVERINGS (AND STAIRS/RAILINGS IF PRESENT):

The visible floor coverings were inspected for evidence of damage. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. Flooring covered by area rugs, carpeting, or furniture was not inspected.

WALLS, CEILINGS, AND INTERIOR DOORS:

The ceiling and wall surfaces were inspected for evidence of damage. A representative sampling of interior doors were tested to assure they operated properly. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items. We do not inspect for cosmetic items.

****The acoustical texturing on the ceiling surface may contain asbestos fibers. See Hazardous Materials at the bottom of page 4.****

FIREPLACE(S):

TYPE: Masonry ENERGY SOURCE: Wood burning LOCATION: Living room The visible components of the fireplace interior were inspected (ignition tests are not performed). The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

SMOKE / CARBON MONOXIDE DETECTOR(S): The smoke detector was located in the hall. It was not tested and should be checked upon occupancy to assure it is functioning properly. I recommend installing smoke detectors in each of the bedrooms for additional protection.

Carbon monoxide detectors should be installed as needed to meet current safety standards.

INTERIOR ACTION ITEMS:

- 1)Small wall cracks were noted in the bedrooms. Cracks should be repaired as needed to prevent possible further damage.
- 2)There were no self-closing hinges on the interior door to the garage. I recommend having self-closing hinges installed on the door to allow the door to close without assistance and to restore the integrity of the fire wall for safety. Also, I recommend verifying if the door is a fire-rated door.
- 3) There was a floor slope noted in the hall. I recommend further evaluation and correction as needed.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: Window treatments, central vacuums systems, recreational facilities, interiors of chimneys and flues, firescreens and doors, seals and gaskets, combustion devices, draft characteristics, movement of any fireplace insert.

FOUNDATION & FRAMING

Items Inspected: Foundation, floor structure, sub-area drainage and moisture conditions, wall structure, ceiling structure, and roof structure.

Component Description:

FOUNDATION TYPE
Poured concrete perimeter and interior stemwall.

FOUNDATION TO FRAMING ANCHORS

Bolts were installed at the perimeter foundation.

Poured concrete slab at the garage.

STRUCTURAL / FRAMING COMPONENTS

FLOOR STRUCTURE

• Poured concrete interior stemwall

- 2x wood floor joists
- · Wood board sub-floor

ROOF

CEILINGS

• 2x wood rafters

• 2x wood joists

WALLS

Framing not visible for definitive identification.

FOUNDATION AND FRAMING:

The sub-area access was located in the master bedroom closet. The sub-area was entered and the readily accessible areas and the visible framing components of the structure were inspected (where readily accessible) for evidence of visible damage and deterioration. Sub-area drainage and moisture conditions were evaluated. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

ATTIC:

The attic access was located in the master bedroom closet. The attic was entered and the readily visible framing components of the structure were inspected (where readily accessible) for evidence of damage, roof leaks, or deterioration. Some of the attic was not visible due to the insulation. The visible items and components appeared to be in functional condition unless otherwise noted in the Action Items.

INSULATION:

Fiberglass batt insulation in the left half of the attic was used to an average depth of approximately eight to ten inches. The right half of the attic was not insulated. Insulation was not visible or determined at the exterior walls. The sub-area was not insulated. The insulation was not removed for inspection.

FOUNDATION AND FRAMING ACTION ITEMS:

- 1)There was a damaged foundation vent screen noted at the right rear (photo#9). I recommend having the vent screens repaired or replaced as needed to prevent unwanted pests in the sub-area and attic.
- 2)There were signs of previous moisture penetration below the house. The frequency of the moisture penetration could not be determined within the scope of this inspection. I recommend monitoring the sub-area during the rainy season. If excessive moisture intrusion into the sub-area should occur, consult a drainage specialist to determine the extent of correction needed to prevent further moisture penetration.
- 3)There were louvred foundation vents for the garage. I recommend installing open screen vents to ensure adequate venting of the garage.
- 4)There were stains to the subfloor below the bathrooms (photo#11). Consult a licensed pest control specialist for further evaluation and options for correction as needed.
- 5)Some rodent signs were noted in the attic and sub-area. They appeared to be older. Further inspection by an appropriate licensed pest control specialist may be desired.
- 6)There were lengths of rebar protruding in the sub-area below the fireplace (photo#12). The protruding rebar sections should be removed to prevent possible damage and for safety.

Consult an appropriate licensed contractor for any recommended repairs.

Items Not Included: This report does not include engineering or architectural services, and offers no opinion as to the strength or adequacy of any structural system or component. Only areas clearly visible are included.

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Non-functioning or Action Items I

EXTERIOR 1 ACTION ITEMS:

- 1)The deadbolt was key-operated on the interior door to the garage. I recommend having the deadbolt on the door changed to a keyless thumb-latch-operated deadbolt on the interior for fire safety egress.
- 2)The garage door opener safety reverse sensors were installed low (photo#1). I recommend having the sensors installed 5-8" above the floor for more efficient operation of the safety reverse.
- 3)The stucco terminated in the soil and concrete around the exterior. Consult a licensed contractor for options for correction as needed to prevent possible intrusion by water or unwanted pests.
- 4)The single-pane windows appeared to be non-tempered glass. I recommend further evaluation and correction as needed for safety.
- 5)There were some separating trim seams noted, as well as siding gaps, stucco cracks and gaps, and roof overlap gaps (photos#2,3). Gaps, cracks, and seams should be properly sealed as needed to prevent possible intrusion by water or unwanted pests.
- 6)I recommend installing counter flashings at the tops of the window trims as needed to prevent leaking (photo#3).
- 7) The dryer vent should be sealed at the stucco to prevent leaking.
- 8)The side garage door was sticking and should be adjusted as needed for proper operation and fire safety egress.
- 9) The trim paint should be repaired as needed to prevent possible further damage (photo#2).

Consult an appropriate licensed contractor for any recommended repairs.

EXTERIOR 2 ACTION ITEMS:

- 1)There were some trip hazards noted to the right side walkway. I recommend correction of the trip hazards to prevent possible injury to foot traffic.
- 2)There appeared to be faulty drainage at the front walkway and at the right rear of the house. I recommend further evaluation and correction as needed to prevent excess water at the foundation.
- 3)The fences were secured directly to the stucco. Consult a licensed contractor for options for correction as needed to prevent possible intrusion by water or unwanted pests.
- 4)There was damage to the garage door trims. The trims should be repaired as needed to prevent possible further damage.

Consult an appropriate licensed contractor for any recommended repairs.

ELECTRICAL ACTION ITEMS:

- 1)There was extension cord wiring in the garage. Also, there was lamp cord wiring in the master bedroom closet. I recommend removing, or properly wiring, the cords as needed for safety.
- 2)The right front exterior light did not operate at the time of the inspection. I recommend further evaluation and correction as needed.
- 3)There were running wire splices noted in the subpanel (photo#4). Consult a licensed electrical contractor for further evaluation and correction as needed.
- 4)There was a damaged switch cover plate in the master bedroom closet. The plate should be replaced for safety.

Consult an appropriate licensed contractor for any recommended repairs.

+

Non-functioning or Action Items II

HEATING AND COOLING ACTION ITEMS:

- 1)There was an inefficient "T" flue junction between the furnace and water heater (photo#5). I recommend installing a more efficient "Y" flue junction to ensure proper venting of the exhaust and prevent excess condensation.
- 2)There was corrosion with some holes to at least one of the heat ducts in the sub-area (photo#6). I recommend having the damaged heat ducts repaired or replaced as needed for a more effective air flow. Also, an inspection of all the ducts is advised.
- 3)Parts of some of the heat ducts were no longer insulated. I recommend having the heat ducts properly wrapped with insulation as needed.
- 4)The furnace flue seams should be sealed with metal tape as needed to ensure proper venting of the exhaust.

Consult an appropriate licensed contractor for any recommended repairs.

PLUMBING ACTION ITEMS:

- 1)There was one strap of plumber's tape installed on the water heater for seismic restraint (photo#7). This is a substandard installation. I recommend having seismic strapping on the water heater installed according to current local building requirements (see diagram on page 21).
- 2)A catch pan may need to be installed below the water heater (photo#7). I recommend consulting the manufacturer's installation instructions for further information.
- 3)There was no visible sediment trap for the water heater gas line (photo#7). Consult a licensed plumbing contractor for further evaluation and correction as needed.
- 4)There were signs of past leaking at the water heater supply lines (photo#8), as well as at a right rear exterior hose bib supply (photo#9)
- 5)There was no flex cold water supply line at the water heater. Flex water lines should be installed as needed to meet current safety standards.

Consult an appropriate licensed contractor for any recommended repairs.

KITCHEN ACTION ITEMS:

- 1)There was no airgap installed for the dishwasher. An airgap valve may need to be installed for the dishwasher to prevent waste materials from possibly backing up into the dishwasher (consult the manufacturer's installation recommendations).
- 2)The bifold doors were sticking. The doors should be adjusted as needed for proper operation and fire safety egress.

Consult an appropriate licensed contractor for any recommended repairs.

Non-functioning or Action Items III

BATHROOMS ACTION ITEMS:

- 1)The hall bathroom fan vented into the attic (photo#10). The fan should be vented to the exterior to prevent excess moisture in the attic.
- 2)One cabinet door knob was missing in the hall bathroom. The knob should be replaced for proper operation.
- 3)There was grout damage with loose tiles in the hall bathroom tub enclosure. The tile and grout should be repaired as needed to prevent possible further damage. Consult a licensed pest control specialist for further evaluation and options for correction as needed.
- 4)The hall bathroom ceiling fan did not operate at the time of the inspection. The fan should be repaired as needed to prevent excess moisture in the bathroom.
- 5)The tub spout, shower head escutcheon, and shower valve escutcheons were not sealed at the wall in the hall bathroom. The tub spout and escutcheons should be properly sealed at the wall to prevent leaking.

Consult an appropriate licensed contractor for any recommended repairs.

INTERIOR ACTION ITEMS:

- 1)Small wall cracks were noted in the bedrooms. Cracks should be repaired as needed to prevent possible further damage.
- 2)There were no self-closing hinges on the interior door to the garage. I recommend having self-closing hinges installed on the door to allow the door to close without assistance and to restore the integrity of the fire wall for safety. Also, I recommend verifying if the door is a fire-rated door.
- 3) There was a floor slope noted in the hall. I recommend further evaluation and correction as needed.

Consult an appropriate licensed contractor for any recommended repairs.

FOUNDATION AND FRAMING ACTION ITEMS:

- 1)There was a damaged foundation vent screen noted at the right rear (photo#9). I recommend having the vent screens repaired or replaced as needed to prevent unwanted pests in the sub-area and attic.
- 2)There were signs of previous moisture penetration below the house. The frequency of the moisture penetration could not be determined within the scope of this inspection. I recommend monitoring the sub-area during the rainy season. If excessive moisture intrusion into the sub-area should occur, consult a drainage specialist to determine the extent of correction needed to prevent further moisture penetration.
- 3)There were louvred foundation vents for the garage. I recommend installing open screen vents to ensure adequate venting of the garage.
- 4)There were stains to the subfloor below the bathrooms (photo#11). Consult a licensed pest control specialist for further evaluation and options for correction as needed.
- 5)Some rodent signs were noted in the attic and sub-area. They appeared to be older. Further inspection by an appropriate licensed pest control specialist may be desired.
- 6)There were lengths of rebar protruding in the sub-area below the fireplace (photo#12). The protruding rebar sections should be removed to prevent possible damage and for safety.

Consult an appropriate licensed contractor for any recommended repairs.

GENERAL COMMENTS

Overall, the townhouse appeared in functional condition and was reasonably well-maintained (given the age of the house). However, there were some items noted that are in need of correction. The numbering of the action items in the report, and the additions of photos, is not meant to prioritize the importance of repairs or actions recommended.

The townhouse was occupied at the time of the inspection. Some of the floors, walls, and the interior of most closets and cabinets were not visible in the house and garage due to the personal items. Further inspection of inaccessible areas is recommended when they become accessible.

We recommend a research of the permits be undertaken anytime remodeling has been performed on the house to verify the code compliance of the work completed.

As with most other houses in this area, drainage control is an important element in ongoing maintenance of the house. A one-time inspection cannot conclusively determine the year round drainage conditions of the property. Consult the current owners or occupants regarding conditions that may have been observed at other times of the year.

This townhouse does not appear to have any visible Earthquake Hazards as listed in The Homeowner's Guide to Earthquake Safety, except for the lack of correct seismic straps on the water heater (consult the local building department for recommendations).

This report is not to be used as a bidding document. All items needing repairs should be completed by qualified licensed contractors and to current local required standards.

Although some wood damage may have been noted, we do not perform a pest control inspection and recommend that you retain an expert to do so.

We do not include a mold inspection within the scope of this report. If a mold inspection and sampling is desired consult a specialist.

Inspection for rodents is not within the scope of this inspection. Interested parties may wish to consult a specialist in this field for further evaluation if desired.

Due to the fact that the inspector was unable to fully access the garage and closet/cabinet interiors, it is recommended that access be provided and the areas re-inspected as a precaution.

Refer to the ASHI standards (see attached) to understand the scope and limitations of this inspection.

This inspection was performed for the seller. If the subsequent buyer of the property from the seller that contracted this inspection and report is relying on this inspection report for the purchase of this property, he/she must read, date, sign and return a copy of the Claims Procedure and Arbitration Agreement on page 3 to the inspector or the report will serve as "information only" to the buyer, with no Errors or Omissions warranties applicable to the inspection or report. Please email a signed and dated copy of page 3 within 30 days of the close of escrow to Shawn Cooley (the inspector of the property) at clancooley@comcast.net, or mail the copy to the inspector at P.O. Box 7024, Menlo Park, CA 94026-7024.

Sincerely,

Shawn Cooley

Notes, Recommendations and Important Maintenance Suggestions,

EXTERIOR AND GROUNDS:

- Consult the HOA in regard to the exterior maintenance.
- Keep the gutters and downspouts free of debris. As an aid to the long term stability of the foundation, install downspout extensions during the rainy season to help divert the roof runoff water away from the house perimeter. As an aid to the long-term stability of the foundation, have the subsoil downspout extensions tested for proper operation; also, maintain clearance of the drain lines by annual inspections.
- Fill any cracks in the driveway or concrete work to help seal them from moisture and help protect the installations from further damage. Consult a qualified contractor for more extensive corrective recommendations.
- Keep the exterior siding and trim sealed to avoid gaps and possible water penetration.
- I recommend having the roof cleaned where needed and having the trees trimmed back off of the roof.
- Foliage should be cleared from the exterior finish as needed to prevent possible damage.

ELECTRICAL SYSTEM:

- GFCI outlets are recommended for safety at all exterior locations and in the garage.
- GFCI outlets should be tested by pressing the test button once a month. Consult a licensed electrical contractor for correction or replacement if the outlet fails to trip or does not reset.
- The individual circuits in electrical panels should be identified and properly labeled for safety and convenience. Verify any panel labeling, and label the panel/s if necessary.

PLUMBING AND MECHANICAL:

- In the event of an emergency, the gas may need to be turned off quickly. Locate a wrench (permanently sized for the shutoff valve) at the gas meter area so it is readily accessible.
- · Additional seismic straps are recommended on larger water heaters as an upgrade for additional safety.
- Change the furnace filter now, and after every six months of use. Have the furnace evaluated and serviced every one to two years or as otherwise needed by a licensed heating contractor.
- PLEASE NOTE: The expected life of a furnace is typically 20-25 years with proper maintenance.

INTERIOR:

- Check under the sinks at all locations once every month or two for possible leaking.
- Smoke detectors should be tested monthly for proper response.
- For safety and to assure proper function, fireplace interiors and flues should be examined each year (if used frequently) and cleaned when necessary.
- Doorstops should be installed as needed to prevent possible damage.

DOORS:

- It is recommended, if applicable, that the door from the garage to the house interior be a fire-rated solid core door that will close without assistance (spring hinges or other door closing mechanisms can be installed) to help assure that the fire wall is always complete.
- It is recommended that safety glass be installed on any windows that were within 18" of the floor and on any doors containing non-safety glass panes. Although this may not have been a requirement at the time of construction, I recommend upgrading to safety glass, if applicable, to help prevent possible injury should the glass be accidentally broken.

FOUNDATION AND STRUCTURAL:

• Control the site moisture through control of the roof runoff water, correct grading, and by limiting excessive irrigation. Monitor the crawl space area (when applicable) during the rainy season. If excessive soil saturation or standing water is observed, contact a licensed drainage control specialist for evaluation and possible corrective recommendations.

PHOTO PAGE I

Photo 1



Garage door opener safety reverse sensors installed low

Photo 3



Separating trim seam and no counter flashings on the top of the trim

Photo 5



Inefficient "T" flue junction between the furnace and water heater

Photo 2



Damaged trim paint, roof edge stucco gap, and roof overlap gap

Photo 4



Running wire splices in the subpanel

Photo 6



Heat duct in the sub-area with missing insulation, corrosion, and holes

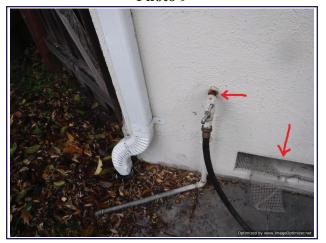
PHOTO PAGE II

Photo 7



The water heater with one strap of plumber's tape for seismic restraint

Photo 9



Signs of past leaking and a damaged foundation vent at the right rear of the house

Photo 11



Subfloor stains

Photo 8



Signs of past leaking at the water heater supply lines

Photo 10

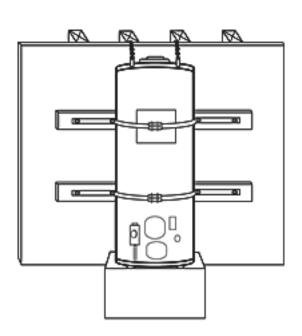


The hall bathroom fan vent in the attic

Photo 12



The rebar in the sub-area below the fireplace



The Standards of Practice and Code of Ethics of THE AMERICAN SOCIETY OF HOME INSPECTORS®



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HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2.2 Inspectors shall:

- A. adhere to the Code of Ethics of the American Society of Home Inspectors.
- **B.** inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.
- C. report:
 - 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
 - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing *further* evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
 - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
 - 4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services or *systems* and components in addition to those required in Section 2.2.B.

- **B.** designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- **C.** excluding *systems* and *components* from the inspection if requested by the client.

STRUCTURAL COMPONENTS 3.

3.1 The *inspector* shall:

A. inspect:

- 1. structural components including the foundation and framing.
- 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. describe:

- 1. the methods used to inspect under-floor crawl spaces and attics.
- 2. the foundation.
- 3. the floor structure.
- 4. the wall structure.
- 5. the ceiling structure.
- 6. the roof structure.

3.2 The inspector is NOT required to:

- **A.** provide any *engineering* or architectural services or analysis.
- **B.** offer an opinion as to the adequacy of any structural system or component.

4. **EXTERIOR**

4.1 The *inspector* shall:

A. inspect:

- 1. siding, flashing and trim.
- 2. all exterior doors.
- 3. attached or adjacent decks, balconies. stoops, steps, porches, and their associated railings.
- 4. eaves, soffits, and fascias where accessible from the ground level.
- 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
- 6. adjacent or entryway walkways, patios, and driveways.

B. describe:

1. siding.

EXTERIOR 4.2, Continued

4.2 The *inspector* is NOT required to *inspect*:

- **A.** screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- **E.** outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- **G.** erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

- A. inspect:
 - 1. roofing materials.
 - 2. roof drainage systems.
 - 3. flashing.
 - 4. skylights, chimneys, and roof penetrations.
- B. describe:
 - 1. roofing materials.
 - 2. methods used to inspect the roofing.

5.2 The *inspector* is NOT required to *inspect*:

- A. antennae.
- **B.** interiors of flues or chimneys that are not *readily accessible.*
- C. other installed accessories.

6. PLUMBING

6.1 The inspector shall:

A. inspect:

- 1. interior water supply and distribution *systems* including all fixtures and faucets.
- 2. drain, waste, and vent *systems* including all fixtures.
- 3. water heating equipment and hot water supply *system*.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- drainage sumps, sump pumps, and related piping.

B. describe:

- water supply, drain, waste, and vent piping materials.
- 2. water heating equipment including energy source(s).
- 3. location of main water and fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. inspect:

- 1. clothes washing machine connections.
- 2. interiors of flues or chimneys that are not *readily accessible.*
- 3. wells, well pumps, or water storage related equipment.
- 4. water conditioning systems.
- 5. solar water heating systems.
- 6. fire and lawn sprinkler systems.
- 7. private waste disposal systems.

B. determine:

- 1. whether water supply and waste disposal *systems* are public or private.
- 2. water supply quantity or quality.
- **C.** operate *automatic safety controls* or manual stop valves.

7. ELECTRICAL

7.1 The inspector shall:

A. inspect:

- 1. service drop.
- 2. service entrance conductors, cables, and raceways.
- 3. service equipment and main disconnects.
- 4. service grounding.
- 5. interior *components* of service panels and sub panels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters.

B. describe:

- 1. amperage and voltage rating of the service.
- 2. location of main disconnect(s) and sub panels.
- 3. presence of solid conductor aluminum branch circuit wiring.
- 4. presence or absence of smoke detectors.
- 5. wiring methods.

7.2 The *inspector* is NOT required to:

A. inspect:

- 1. remote control devices.
- 2. alarm systems and components.
- 3. low voltage wiring systems and components.
- 4. ancillary wiring *systems* and *components*. not a part of the primary electrical power distribution *system*.
- **B.** measure amperage, voltage, or impedance.

Continued

8. HEATING

8.1 The *inspector* shall:

- A. open readily openable access panels.
- **B.** *inspect*:
 - 1. installed heating equipment.
 - 2. vent systems, flues, and chimneys.
- C. describe:
 - 1. energy source(s).
 - 2. heating systems.

8.2 The inspector is NOT required to:

- A. inspect:
 - 1. interiors of flues or chimneys that are not *readily accessible.*
 - 2. heat exchangers.
 - 3. humidifiers or dehumidifiers.
 - 4. electronic air filters.
 - 5. solar space heating systems.
- **B.** determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The *inspector* shall:

- A. open readily openable access panels.
- **B.** *inspect*:
 - 1. central and through-wall equipment.
 - 2. distribution systems.
- C. describe:
 - 1. energy source(s).
 - 2. cooling systems.

9.2 The *inspector* is NOT required to:

- **A.** *inspect* electronic air filters.
- **B.** determine cooling supply adequacy or distribution balance.
- **C.** *inspect* window air conditioning units.

10. INTERIORS

10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- **C.** countertops and a *representative number* of *installed* cabinets.
- **D.** a representative number of doors and windows.
- E. garage doors and garage door operators.

10.2 The inspector is NOT required to inspect:

- **A.** paint, wallpaper, and other finish treatments.
- B. carpeting.
- **C.** window treatments.
- **D.** central vacuum systems.
- E. household appliances.
- F. recreational facilities.

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

- A. inspect:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation systems.
- **B.** describe:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

- **A.** *inspect*:
 - 1. system components.
 - 2. chimney and vents.
- B. describe:
 - 1. fireplaces and solid fuel burning appliances.
 - 2. chimneys.

12.2 The inspector is NOT required to:

- **A.** inspect:
 - 1. interiors of flues or chimneys.
 - 2. firescreens and doors.
 - 3. seals and gaskets.
 - 4. automatic fuel feed devices.
 - 5. mantles and fireplace surrounds.
 - 6. combustion make-up air devices.
 - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- **C.** determine draft characteristics.
- **D.** move fireplace inserts and stoves or firebox contents.

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13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- **A.** The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- **B.** Inspections performed in accordance with these Standards of Practice:
 - 1. are not technically exhaustive.
 - 2. are not required to identify concealed. conditions, latent defects, or consequential damage(s).
- **C.** These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. Inspectors are NOT required to determine:

- 1. conditions of *systems* or *components* that are not *readily accessible*.
- 2. remaining life expectancy of any *system* or *component*.
- 3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
- 4. the causes of any condition or deficiency.
- 5. methods, materials, or costs of corrections.
- 6. future conditions including but not limited to failure of *systems* and *components*.
- 7. the suitability of the property for any specialized use.
- 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
- 9. market value of the property or its marketability.
- 10. the advisability of purchase of the property.
- 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
- the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
- 13. the effectiveness of any *system installed* or method utilized to control or remove suspected hazardous substances.
- 14. operating costs of systems or components.
- 15. acoustical properties of any *system* or *component*.
- 16. soil conditions relating to geotechnical or hydrologic specialties.

B. Inspectors are NOT required to offer:

- 1. or perform any act or service contrary to law.
- 2. or perform engineering services.
- 3. or perform any trade or any professional. service other than *home inspection*.
- 4. warranties or guarantees of any kind.

C. Inspectors are NOT required to operate:

- 1. any *system* or *component* that is *shut down* or otherwise inoperable.
- 2. any *system* or *component* that does not respond to *normal operating controls*.
- 3. shut-off valves or manual stop valves.

D. Inspectors are NOT required to enter:

- 1. any area that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. *under-floor crawl spaces* or attics that are not *readily accessible*.

E. Inspectors are NOT required to inspect:

- 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
- 2. items that are not installed.
- 3. installed decorative items.
- 4. items in areas that are not entered in accordance with 13.2.D.
- 5. detached structures other than garages and carports.
- common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. Inspectors are NOT required to:

- 1. perform any procedure or operation that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
- 2. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected*.
- 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices *installed* or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls

Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component

A part of a system

Decorative

Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe

To identify (in writing) a *system* or *component* by its type or other distinguishing characteristics

Dismantle

To take apart or remove any *component*, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the *home inspection*

Home Inspection

The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

Household Appliances

Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect

To examine any *system* or *component* of a building in accordance with these Standards of Practice, using *normal* operating controls and opening readily openable access panels

Inspector

A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report

Communicate in writing

Representative Number

One *component* per room for multiple similar interior *components* such as windows, and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

A state in which a *system* or *component* cannot be operated by *normal operating controls*

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



ntegrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

- 1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
 - A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
 - B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
 - C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
 - D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
 - E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
 - F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.
- 2. Inspectors shall act in good faith toward each client and other interested parties.
 - A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
 - B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
 - C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.
- 3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.
 - A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
 - B. Inspectors shall report substantive and willful violations of this Code to the Society.

Roof Inspection & Repair Services

License #609072

606 Middlefield Dr., Aptos, CA 95003 (408) 512-7663 (831) 684-2839 Fax (831) 684-1589 rirs@comcast.net

ROOF INSPECTION REPORT

January 21, 2019

To: Ric Parker Coldwell Banker 161 So. San Antonio Rd. Los Altos, CA 94022

Property Address:	2240 Eastridge Avenue, Menlo Park, CA
Type of roof system:	Composition Shingle (dimensional)

General Condition of Roofing Material

	GOOD	FAIR	POOR	BAD	N/A not applicable
Field Shingles	X				
Hip & Ridge	X				
Underlayment	X				
Interlayment					X
Keyways					X
Valleys	X				
Chimney Flashings	X				
Pipe & Vent Flashings	X				

RECOMMENDATION:

This roof appears to be watertight with no obvious need for repairs.

COMMENTS:

The composition shingle roof on this dwelling is in good condition materially. The roof appears to be watertight, with no obvious need for repairs. We suggest that you review the note section on page 2 of this roof report.

Notes:

The following notes do not comply with either manufacturers specifications, the Uniform Building Code, industry standards, or are poor in design. Roof Inspection & Repair Services cannot determine if these conditions will affect the watertight integrity of the roof, during the course of our roof inspection. If water stains, and or leaks have not been detected beneath these areas of the roof, it may be reasonable to assume that these conditions are currently not affecting the watertight integrity of the roof. However, Roof Inspection & Repair Services will not extend any guarantees to these areas of the roof, nor will we be responsible for any seepage and or leakage, which is the result of these conditions.

A.	The bottom most metal roof-to-wall step flashing does not turn out from the exterior wood siding, where the left
	eave, (over the garage), intersects a short wall between the garage and house. A soldered kicker step flashing was
	not used. This condition may allow water, which runs off the bottom most step flashing, to run behind the siding

This roof should be re-examined every 2 years. With proper maintenance, this roof could have a life expectancy of 18+ years.

Inspected by: Russell Cadwallader Russell Cadwallader Date of Inspection: 1/18/19

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Roof Inspection & Repair Services will not be responsible for any leaks or pre-existing problems to a roof that were not disclosed to us before we perform a roof inspection. If water stains and or leaks have been observed on the interior of the dwelling, please contact Roof Inspection & Repair Services. This roof inspection is a professional opinion and in no way implies any type of guarantee, or warranty to a roof. Roof Inspection & Repair Services will not be responsible for any interior water damage, and or damage to personal property, which is the result of a roof leak. Roof Inspection & Repair Services will not be responsible for any deficiencies, which could not have been visually detected from the surface of the roof, while walking on the roof, or differ materially from those normally encountered in a roof system which compiles with Uniform Building Code standards / industry standards in workmanship and materials. We do not inspect gutters, skylight domes, chimneys, decks, siding, roof sheathing, or framing. We do not inspect roofs on detached structures, unless otherwise stated in this report.





Overview Overview





Overview Note A

JK Masonry

400 Hodges Ave San Jose CA 95128 Lic.#404086- C-29 Report/Invoice

Date Invoice #

Person Requesting

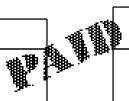
Ric Parker

Coldwell Banker Cell (408) 398-0054

110 First Street

Los Altos, CA 94022

(650) 917-4281 Fax: (650) 887-2333



Bill to Escrow 1/15

1/15/2019

12393

Terms

	Due on receipt
Description	Amount
JOB NUMBER: 2240 Eastridge Ave Menlo Park, CA 94025 MAP: 790-D7	
Inspection Report Fee	225.00
Inspection Fee PAID on 1-15-18	-225.00
FINDINGS: All the interior and exterior of the fireplace is in good condition and needs no repairs at this time.	
JK will NOT take responsibility for any damage caused after our inspection. Royal Chimney, The Chimney Cleaning Company and any other Company that comes out after us will be completely responsible for any damage caused to the chimney.	

THANK YOU FOR DOING BUSINESS WITH JK MASONRYIN
BUSINESS FOR OVER 33 YEARS!(408)287-2398

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	AT21
	vlai

\$0.00

Phone #	Fax #
408-287-2398	408-924-0840