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Property Inspection Report

675 Sharon Park Drive #219, Menlo Park, CA 94025



Ordered by: _____

Michael Hahn
675 Sharon Park Drive #219
Menlo Park, CA 94025

Inspected by: _____

Robert Ripke
January 31, 2008
Report No. 120700

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

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is an average quality condominium. Approximately 40 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Heating System

1. The heat exchanger is rusted, streaked and worn where visible from the exterior. These conditions indicate that it is at or near the end of its service life. We recommend inspections of the unit by PG&E or a licensed heating contractor, to determine if repairs or replacement would be deemed necessary.
2. The heating system air filter is dirty. We recommend it be serviced or replaced.
3. The gas line/connector for the heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards (See Picture 3)

Plumbing

4. The master bathroom sink drain is leaking. We recommend all leaks be repaired.

Interior

5. The clothes dryer is disconnected and/or not venting to the exterior. We recommend the vent be improved as to exhaust to the building exterior. Typical standards for dryer vents require a 4 inch, smooth wall duct, no longer than 14 feet, with a hooded damper at the termination. A flexible vent (6 feet max) may be used at the dryer connection but cannot go through floors or walls. (See Picture 1)

The Scope of the Inspection

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

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

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

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

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

This is a inspection of the interior and all areas related to this specific unit such as windows, doors, attic and crawl space. The exterior and common areas were not inspected, except as specifically noted. As a point of information, the various components of the common areas have a known lifespan, such as the roof, fencing, exterior siding, paving.

Funds for maintenance and replacement should be on hand based on the annualized cost of each of these item. information in this regard is contained in the "reserve study" which should be available from the homeowner's association.

Structure

ITEM DESCRIPTIONS:

Ceiling Structure	• Not Visible
Roof Structure	• Not Visible
Roof Sheathing	• Not Visible

COMMENTS:

The design of this unit/structure does not feature an accessible attic/roof space or is not a part of this unit/structure, therefore, the area containing the roof structure and related components could not be inspected.

The design of this unit/structure does not feature an accessible crawl space and/or the foundation is not a part of this unit/structure. Therefore, the area containing the structure and related components could not be inspected.

LIMITATIONS:

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

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components was inspected.

Furniture and/or storage restricted access to some of the structural components.

Exterior

ITEM DESCRIPTIONS:

Main Garage • Carport

COMMENTS:

The common areas of this unit were not inspected (see additional comments above).

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

1. The common exterior areas that are shared with neighbors were not inspected and are excluded from the report.

LIMITATIONS:

This is a visual inspection only.

A representative sample of exterior components was inspected.

The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Unknown/Inaccessible (Not Inspected)
Main Distribution Panel	• Breakers • Location: Closet • Panel Rating: 100 Amps
Distribution Wiring	• Copper Wire • Aluminum Wire
Outlets	• Grounded
Ground Fault Circuit Interrupters	• Bathroom

COMMENTS:

The size of the electrical service is sufficient for typical single family needs.
 The distribution of electricity within the home is good.
 All 3-prong outlets that were tested were appropriately grounded.
 Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home.

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

1. The branch/auxiliary panel is located in the closet and/or cabinet, which is prohibited for present installations. To allow access, we recommend clearance be maintained. If applicable removal of the cabinet should also be considered.
2. We recommend that information regarding the shut off's for the various systems (such as electricity, gas, and water) be obtained from the homeowners association and that access to all appropriate areas be confirmed.

MAINTENANCE ITEMS & GENERAL INFORMATION

3. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure were unable to be noted at this time. This note is for general information only.
4. Aluminum wiring was noted for the 240 volt circuitry of the home. Aluminum wiring is typically used for 240 volt appliance circuits and no action is necessary.

LIMITATIONS:

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

Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow (or breakers trip) regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern.

Electrical components concealed behind finished surfaces could not be inspected.

According to "ASHI" standards and due to time limitations and/or owner furniture only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage (if applicable) may of restricted access to some electrical components.

Heating System

ITEM DESCRIPTIONS:

Primary Energy Source	• Gas
Heating System Type	80• Forced Air • Manufacturer: General Electric • BTU's: 80,000 • Age: Original • Location: Closet
Distribution	• Ductwork

COMMENTS:

The typical life cycle for a heating unit such as this is 20-25 years. As is not uncommon in homes of this age and location, the heating system is older and may be approaching the end of its life cycle. Some units will last longer; others can fail prematurely.

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

- One or more of the interior living room heater registers are loose. We recommend all loose registers be repaired or replaced as necessary. (See Picture 4)
- Access to the furnace in the attic is insufficient behind a door in the hall closet where items and clothing are stored. There are specific standards for clearance to inspect forced air systems in attics. Consult a heating and air conditioning contractor regarding this matter. We recommend inspection of the forced air system when access is provided. (See Picture 2)
- ! 3. The heating system air filter is dirty. We recommend it be serviced or replaced.
- ! 4. The gas line/connector for the heater is flexible and made of brass. Brass is no longer approved for this use because it is prone to deterioration. We recommend the gas line/connectors be replaced with a line/connector meeting present standards (See Picture 3)
5. Dust and debris build up were observed on or around the furnace burners. Cleaning and servicing is recommended.
- ! 6. The heat exchanger is rusted, streaked and worn where visible from the exterior. These conditions indicate that it is at or near the end of its service life. We recommend inspections of the unit by PG&E or a licensed heating contractor, to determine if repairs or replacement would be deemed necessary.

LIMITATIONS:

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

Determining furnace heat supply adequacy or distribution is not a part of this inspection.

The wall mount and/or window mounted air conditioning unit (if applicable) were not inspected and is excluded from this report.

Heating and/or air conditioning registers where visually inspected were accessible. Manual operation of the registers was not performed unless noted otherwise.

The heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation and again prior to lapse of your home warranty coverage (if applicable).

Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, clock, set back functions, etc. were not performed.



Picture 2



Picture 3



Picture 4

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Energy Source	• Electricity • 240 Volt Power Supply
System Type	• Manufacturer: Carrier • Location: Roof • Tons: 2 • Age: 13 Years

COMMENTS:

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

1. Damaged insulation on air conditioner refrigerant lines should be repaired. This will help to increase the efficiency of the unit. (See Picture 5)
2. The air conditioning unit is older and may require additional maintenance in the future.
3. The air conditioning unit is not mounted or secured to the platform properly. We recommend it be secured or mounted as necessary. (See Picture 5)

LIMITATIONS:

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

The air conditioning compressor unit was inaccessible and therefore not inspected.



Picture 5

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Unknown
Attic/Roof Ventilation	• Unknown

COMMENTS:

The design of this unit/building does not feature an accessible attic or roof space, therefore, the area containing the Insulation and related components could not be fully inspected.

LIMITATIONS:

This is a visual inspection only.

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

Plumbing

ITEM DESCRIPTIONS:

Water Supply Source	• Public
Service Pipe	• Copper Pipe
Main Water Valve Location	• Exterior Front
Supply Piping	• Copper Pipe
Waste Disposal System	• Public
Drain/Waste/Vent	• Cast Iron
Cleanout Location	• Crawl space • Exterior

COMMENTS:

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

The plumbing system appears to be in good condition.

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

- ! 1. The master bathroom sink drain is leaking. We recommend all leaks be repaired.
2. The hot water is supplied by a community system, which was not inspected.
3. There is evidence of a past leaks and corrosion but presently no active leakage on the exterior of the drain lines. This area should be monitored for leakage and repaired as necessary. Upgrading this piping and connections should also be considered.

LIMITATIONS:

This is a visual inspection only.

Water and gas shut-off valves, including seismic and excess flow shut-off valves (Fireplace gas valves where applicable), were not operated or tested. Identification of these devices is limited to the accessible areas only.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.

Water pressure and water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.

Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).

Interior

ITEM DESCRIPTIONS:

Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floor	• Carpet • Tile/Stone • Laminate Flooring
Doors	• Hollow Core • Solid Core • Raised Panel
Window style and Glazing	• Sliders • Single Pane • Double Pane
Kitchen Appliances Tested	• Electric Range • Dishwasher • Waste Disposer • Exhaust Hood
Laundry Facilities/ hookup	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Tested	• Smoke Detector • Door Bell

COMMENTS:

Generally speaking, the kitchen is in good condition.

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

The doors and windows are of average quality.

All appliances that were tested are of good quality and responded satisfactorily.

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

BATHROOMS

1. Cracked, deteriorated and/or missing caulk at the master bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout.

LAUNDRY

- ! 2. The clothes dryer is disconnected and/or not venting to the exterior. We recommend the vent be improved as to exhaust to the building exterior. Typical standards for dryer vents require a 4 inch, smooth wall duct, no longer than 14 feet, with a hooded damper at the termination. A flexible vent (6 feet max) may be used at the dryer connection but cannot go through floors or walls. (See Picture 1)

OTHER/MISC.

3. ENVIRONMENTAL ISSUES:
Issues Based on the age of this home, there is a possibility the structure may contain asbestos (such as ceiling texture, insulation on the distribution piping and/or transit piping and siding). This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If replacement necessitates the removal of the acoustic ceiling or insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
4. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission (C.P.S.C) at 1-800-638-2772 for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS:

This is a visual inspection only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

No access was gained to the wall cavities of the home.

Kitchen appliances were operated (Unless noted otherwise) however they were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during there operation.

All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report.

Fireplace screens or doors were not inspected and are excluded from this report

The washing machine faucets were visually inspected however they were not tested.

Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.



Picture 1

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

REGULAR MAINTENANCE

EVERY MONTH

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

SPRING AND FALL

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

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

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

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



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Invoice Date 2/1/2008
Invoice No. SJ218916P

Invoice

Bill To:

Michael Hahn
675 Sharon Park Drive #219
Menlo Park, CA 94025

Property Information:

Address: 675 Sharon Park Drive #
Menlo Park CA, 94025
Report No: 120700 TPRW
Escrow#:

Billing Information:

Inspection: 1/31/2008 Original \$295.00



Total Due: \$295.00

DUE UPON RECEIPT
PLEASE REMIT