

228 Chestnut Court
San Ramon, CA 94583

Details about the home and property

- Folders will be provided to the new owner containing product manuals and other information about the property

Interior Details

- Ionics water filtration system (whole house)
- Bay Alarm hard-wired security system (owned), with exterior bell, yard signs stored for use in garage
- Milgard windows, garden windows and sliding glass door
- Solid maple wood flooring, 3/4" thick (extra pieces available, box in hall closet)
- Italian tile in bathrooms and around fire place
- Extra tile for all tiled areas stored in the crawlspace, garage and hall closet
- Ceiling speakers, six (6), for in-house sound system with wiring ready to connect to receiver in bedroom
- Recessed lighting in kitchen, family room and dining room
- Whole-house fan to circulate inner/outer air (switch located in furnace closet, be certain to open a window and/or door before turning on)
- Wooden blinds on bedroom and dining room windows
- Vertical blinds in family room
- Jetted tub in guest bathroom
- Fireplace, wood burning, with metal chimney liner, not used by current owner since 1995
- Wired for both Comcast and AT&T, Comcast currently to interior, AT&T cable up to exterior box

Kitchen Details

- Kitchen remodel completed in 1997
- Wolf gas range, four burner (stainless steel), 3/4" gas line
- Stainless steel range backsplash
- Vent-a-hood (stainless steel)
- Amana refrigerator - freezer (black)
- Kenmore dishwasher (stainless steel)
- Kenmore microwave (black)
- KWC faucet (chrome)
- Franke stainless steel sink

- Maple wood cabinets (clear finish)
- Avonite counter top with 5" backsplash
- Island 5' x 3.5' with two duplex outlets and bookcase

Attic Details

- Exposed wood treated with Bora-care drywood termite repellent as a preventative measure by Pacific Coast Termite, Inc. in November 2017
- AC outlet and light switch in attic at entrance (above bedroom closet)
- Lighting at two (2) attic locations, switch near attic entrance
- Blown-in insulation
- Roll insulation with foil backing wrapped over all heater/air conditioning ducts
- Gable vents with gable fans, adjustable temperature activated, at both ends of house, currently set to maximum temperature - future owner to adjust to desired on/off temperature

Crawlspace Details

- Exposed wood treated with Bora-care drywood termite repellent as a preventative measure by Pacific Coast Termite, Inc. in November 2017
- Extra tile from interior tile projects stored and wrapped with plastic
- Perimeter crawlspace air vents retrofitted with fine mesh screen to block entrance of flying termites and other critters

Roof Details

- 50-year composite roof, installed November 2005
- Crest venting installed as part of roofing system
- Gutters and downspouts installed November 2005

Garage Details

- Breaker assignment paper index present on breaker box door
- Washer/dryer, front loading
- Dryer hook-up for both natural gas and 220V
- Cabinets above washer/dryer area
- Water heater - elevated, strapped, within wooden enclosure
- Garage door opener exterior entry keypad, code 3647448
- Garage deep plastic sink and faucet with sprayer
- Toro sprinkler control located near garage door

- Interior water pressure regulator in-line on copper piping near garage door
- Valve to control/isolate water for sprinkler system located near garage door
- White storage cabinets with shelving
- Fluorescent lights, 4-foot panels
- Insulated Martin garage door
- Genie garage door opener
- Supplemental duplex electrical outlets
- Storage space in rafters with plywood surfaces
- Storage cabinets along east wall with shelving and peg board between
- Peg board along west wall

Front Yard Details

- Updated concrete driveway, walkway and porch, with driveway wider than standard
- Gutter downspouts tied into corrugated plastic pipe trending beneath the concrete and draining adjacent to the driveway next to the sidewalk (Note: downspout near lemon trees is not tied into subsurface drain system)
- ABS risers, with caps, for conduit beneath driveway slab to permit passage of wiring for lighting or other purposes
- Motion activated light (with twilight feature) at front porch
- Sprinkler plumbing present throughout (Zone 1 on Toro control)
- Two (2) Eureka lemon trees
- Five (5) blueberry bushes
- Mature, drought tolerant vegetation
- Sewer clean-outs near wall in front of home and outside kitchen sink area

Back Yard Details

- Updated concrete in side yard and back yard area
- Gutter downspouts tied into corrugated plastic pipe trending beneath the concrete and draining adjacent to the driveway next to the sidewalk
- Perimeter redwood fencing with 4"x6" vertical posts and partially obscure vertical height extension
- Tuffshed 13.5' x 7.5' "Premiere PRO Series" with window, twin skylights, gable vents and insulated panels
- Ionics water filtration system within wood enclosure accessed from back yard
- Two duplex exterior outlets protected with weather-resistant covers
- No lawn and drought-tolerant vegetation throughout
- Flagstone surface within part of yard

- ABS risers, with caps, for conduit beneath slab to permit passage of wiring for lighting or other purposes
- Sprinkler plumbing present throughout (Zones 2 and 3 on Toro control)
- Motion detector dual flood lights with twilight feature at both perimeter doors
- Security screen at garage to side yard access door
- Crawlspace vent screens secured to mitigate being removed by racoons
- Large wood storage bin elevated on blocks
- Fruit Trees
 - mature orange tree
 - young orange tree
 - mature mandarin orange tree
 - espalier apple tree, seven (7) apple varieties
 - large Myers lemon tree
 - dwarf Myers lemon tree

Termite Preventative Treatment

During several termite swarming seasons, I observed swarms of flying termites in the backyard and this raised concerns about possible termites in the structure. Over the years, since purchasing the home in 1994, various Termite Treatment companies visited the home and performed inspections to confirm there were no termite issues. The attic, crawlspace and home perimeter were inspected. No evidence to support the presence of termites was ever discovered. In 2017, after viewing swarming termites again, I decided to have the house treated as a preventative measure. The exposed wood in the attic and crawlspace was treated with Bora-care (a foam that impregnates the wood), and the perimeter of the house was treated with Altriset. Since I had requested that the termiticide Termidor be used as opposed to Altriset, the contractor returned and retreated the home perimeter with Termidor.

Sprinkler System

Three zones have been established for the sprinklers, and this system was used in the past. Over time, the landscape was changed to a more drought-tolerant style (front and back lawns removed, etc.) and the sprinkler system was no longer used. All sprinkler heads on the risers have been replaced with white PVC caps. WARNING - Do not attempt to activate the sprinklers at the Toro control box without removing one or more of the white PVC caps in each zone to permit the flow of water. The system and control box work as designed and the system was recently tested. Reference to the instruction manual for the Toro control box will be needed to learn how to operate the controller.

- **Zone 1** risers with white PVC caps will be found among the front yard landscaping on both sides of the driveway. White caps will be found throughout the area, some slightly above the ground surface, others flush with the ground surface.
- **Zone 2** risers with white PVC caps will be found in the back yard in two areas, 1) along the perimeter of the house at the base of the wall, and 2) within the garden along the back fence. These risers extend above the ground surface.
- **Zone 3** risers with white PVC caps are visible in a non-landscaped area adjacent to the garden Tuff Shed. This area was used as a vegetable garden after the back yard lawn was removed and configuration of sprinkler Zone 3 was modified to support a drip system.

Conduits Under Driveway and Back Patio

When the new driveway and perimeter concrete was constructed, ABS pipe was installed beneath the slab so that a path for electrical wiring was available. The conduit under the driveway was used to pass low-voltage wires for a former landscape lighting system. The conduit in the back yard was used to pass a speaker wire. These pathways remain functional and are visible as black, ABS risers with black ABS caps. Fine rope is present within these conduits to permit pulling of wire. Note that a fish tape will also permit pulling of wire.

Disclosures

- One of the small double-pane Milgard windows within the kitchen garden window is internally fogged. This cosmetic issue does not impact the window function and the fogging has been present for many years. Milgard would not honor the warranty on the window.
- The KWC kitchen faucet will leak if the sprayer feature is activated while the sprayer assembly is mounted on the base. Water will only leak to the surface of the counter and water does not leak anywhere else. The faucet assembly cannot be taken apart and repaired and a new KWC sprayer assembly costs over \$100.
- There is a slight rise (crown) of the solid maple wood flooring in the hallway approaching the guest bathroom. The crown was present before the wood flooring was installed. In hindsight, I should have attempted to level the floor with the adjustable floor jacks in the crawlspace prior to floor installation. Since the wood floor is solid 3/4" maple, the rise could be addressed if and when the floor is sanded in the future for refinishing.