



# SHACKS & SHANTIES INSPECTION SERVICES

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## RESIDENTIAL INSPECTION REPORT COPY

1234 Weed St  
WEED CA 96094

Sample Report 5  
AUGUST 4, 2018



Inspector

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Thank you for choosing [Shacks & Shanties Inspection Services](#) for your home inspection. We appreciate your confidence.

We understand that whatever the circumstances of your new house purchase - first time, rental/investment property, etc. - it is a big investment that you want to make sure is right for you. With that in mind, please remember and understand that no house is perfect; there will always be something that needs minor (or sometimes major) repair or maintenance. Small or minor (and even big or major) repair and/or maintenance items do not necessarily make a house unlivable, does not mean that it will fall down around you after you move in, nor make it unsafe. Ongoing maintenance and repairs are a part of homeownership, and there is always something that needs attention. An inspection endeavors to help you determine what those items might be, at the date and time specified in the inspection report. This information is to help you decide how those items figure in to your desire to purchase. Your Real Estate Agent, and Shacks & Shanties Inspection Services are here to help you realize your goals of homeownership.

Best Wishes,

Shacks & Shanties Inspection Services

#### **ADDITIONAL INFORMATION**

All photos are representative, for narrative purposes only, are taken on the date noted in the report, are not intended to convey or imply the condition, safety, service life, nor a guaranty or warranty. [Photos included in the report representative only and do not necessarily define the entire scope of any deficiency.](#) Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

This inspection report covers systems and/or components of the inspected property on the date and time as noted in the report and does not extend beyond said date.

No guaranty or warranty is stated or implied as to any inspected system or component. [The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.](#)

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This inspection was conducted in accordance with InterNACHI [Standards of Practice](#)

and [Code of Ethics](#) by an InterNACHI Certified Professional Inspector, and certified by the Master Inspector Certification Board as a Master Inspector.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

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### **OWNERSHIP AND USE OF REPORT**

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It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to [info@shacksandshanties.com](mailto:info@shacksandshanties.com) so that we can arrange for a re-inspection. Thank you!

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# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED

-  2.1.1 Roof - Covering: Open Holes
-  2.6.1 Roof - Roof Drainage System: Downspout Termination
-  3.3.1 Exterior - Driveway: Cement Cracks
-  3.6.1 Exterior - Siding: Stucco Cracks - Minor
-  3.8.1 Exterior - Exterior Doors: Door Sill and/or Trim
-  3.11.1 Exterior - Fascia: Paint or Seal
-  3.14.1 Exterior - Patio: Cement Cracks
-  10.3.1 Wood Stove - Interior/Fire Box: Firebrick Condition
-  12.7.1 Appliances - Dishwasher: Missing Loop in Drain Hose
-  15.4.1 Garage - Attached - Floor: Cement Cracks

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Client, Listing Agent, Property Owner	<b>Occupancy</b> Occupied	<b>Type of Building</b> Single Family
<b>Style</b> Ranch	<b>Approximate Age</b> 10 - 20 Years	<b>Front Faces</b> North
<b>Temperature (approximate)</b> 98 Fahrenheit (F)	<b>Weather Conditions</b> Clear	<b>Thermal/Infrared Imaging</b> No
<b>Water Testing</b> No	<b>Well Pump &amp; Systems Testing</b> No	<b>Mold Testing</b> No
<b>Radon Testing</b> No	<b>Septic System</b> No	

### Inspection Method

Non-Invasive, Visual, Tactile, Auditory, Olfactory, Operating Controls

Your general home inspection is a non-invasive inspection of the general condition of the house systems and components at the time of inspection. Nothing is removed, disassembled, or moved during the general home inspection. Working doors, windows and access hatches are opened, and normal operating controls are used to inspect the condition of systems. Appliances are operated with normal operating controls; however, if any appliance, including heating, cooling and hot water systems are disconnected from a power source, the inspector will not connect that appliance for inspection and it will not be inspected. Any electrical circuit breakers that are off at the time of inspection will not be turned on for the inspection, and anything served by that circuit will not be inspected. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. [The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.](#)

2: ROOF

		IN	NI	NP	MI	DO	SA
2.1	Covering	X				X	
2.2	Flashing	X					
2.3	Chimney or Flue	X					
2.4	Skylights			X			
2.5	Other Roof Penetrations	X					
2.6	Roof Drainage System	X				X	

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Binoculars, Ground, Ladder	<b>Roof Type/Style</b> Gable	<b>Roof Structure</b> Engineered Trusses, OSB/Plywood Sheathing
<b>Condition</b> Good	<b>Covering: Material</b> Architectural Asphalt Shingles	<b>Covering: Layers</b> Single Layer
<b>Flashing: Material</b> Metal	<b>Chimney or Flue: Chimney Exterior</b> Metal Flue Pipe	<b>Skylights: Number of Skylights</b> None
<b>Other Roof Penetrations: Type</b> Plumbing Vent Pipe	<b>Roof Drainage System: Gutter Material</b> Metal	

**Covering: Condition**  
Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Covering: Architectural Asphalt Shingles Description

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composted of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. This type of shingle have an average expected life of thirty (30) years.

With any exceptions noted, the composition asphalt shingles observed on the roof of this house appeared to be in good condition with normal signs of aging and wear. They appeared to be adequately protecting the underlying house structure at the time of inspection.

Covering: Architectural Asphalt Shingles - Remaining Life Expectancy

Asphalt composition shingles have a total average life expectancy of thirty (30) years. Asphalt composition shingles covering the roof of this house exhibited general deterioration commensurate with normal aging of the roof covering. They appeared to be adequately protecting the underlying house structure at the time of inspection. It is estimated that the remaining service life of the roof covering is ten (10) or more years.

The inspector does not hereby provide a certification, guarantee, or warranty as to roof condition or remaining life expectancy of the roof covering. Any estimates made herein are based solely upon general observation at the time of inspection. Estimated life and/or remaining life expectancy is given for information only, is not a certification, guarantee, or warranty. For a certification of roof covering condition and remaining life expectancy, it is recommended that you contact a properly licensed, experienced roofing contractor for evaluation.



Flashing: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Chimney or Flue: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Chimney or Flue: Service

Upon moving into the house, it is recommended that a properly licensed, experienced technician or contractor evaluate the fireplace and/or wood stove and make recommendations for any needed cleaning, maintenance, or repairs.

Skylights: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Other Roof Penetrations: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Roof Drainage System: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

2.1.1 Covering

OPEN HOLES

Deficiency Observed

One or more open holes were observe in the roof. These were from a bracket, likely from a satellite dish, that was removed. Brackets should never be removed when a satellite dish, or other such appurtenance is removed, as it leaves the roof vulnerable to leaks. These holes were observed to have the wrong type of sealant applied, and they are open to water penetration, that will lead to leaks, and deterioration and rot of underlying wood structures. Recommend correct repair.

Recommendation

Contact a qualified roofing professional.



South



South



South



2.6.1 Roof Drainage System

 Deficiency Observed

DOWNSPOUT TERMINATION

One or more downspouts drain too close to the foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a installing downspout extensions to direct water at least 4 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



South



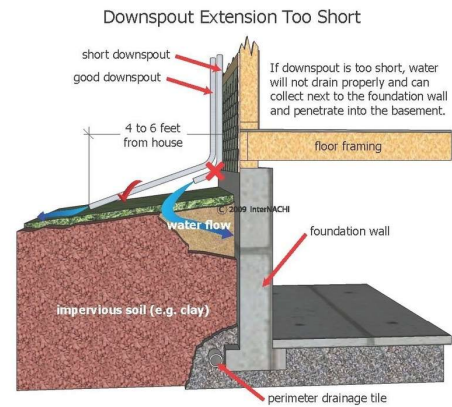
North



East



West



REFERENCE DRAWING

3: EXTERIOR

		IN	NI	NP	MI	DO	SA
3.1	Grading & Drainage	X					
3.2	Retaining Wall			X			
3.3	Driveway	X			X		
3.4	Walkways	X					
3.5	Porch & Covered Entryway	X					
3.6	Siding	X			X		
3.7	Trim	X					
3.8	Exterior Doors	X			X		
3.9	Exterior Windows	X					
3.10	Eave & Soffit	X					
3.11	Fascia	X			X		
3.12	Deck			X			
3.13	Balcony or Veranda			X			
3.14	Patio	X			X		
3.15	Stairways, Steps, Stoops, & Ramps			X			
3.16	Railing & Handrails			X			
3.17	Patio Cover			X			
3.18	Deck Cover			X			
3.19	Carport			X			

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Driveway: Information</b> Concrete	<b>Walkways: Information</b> Concrete
<b>Porch &amp; Covered Entryway: Information</b> Covered Entryway	<b>Porch &amp; Covered Entryway: Material or Construction</b> Concrete	<b>Siding: Siding Style</b> Stucco
<b>Trim: Material</b> EIFS	<b>Exterior Doors: Type</b> Sliding Glass, Vinyl	<b>Exterior Windows: Type</b> Slider
<b>Eave &amp; Soffit : Material</b> Wood	<b>Fascia: Material</b> Wood	<b>Deck: Information</b> N/A
<b>Deck: Material or Construction</b> N/A	<b>Balcony or Veranda: Information</b> N/A	<b>Balcony or Veranda: Material or Construction</b> N/A
<b>Patio: Information</b> Patio	<b>Patio: Material or Construction</b> Concrete	<b>Stairways, Steps, Stoops, &amp; Ramps: Information</b> N/A

<b>Stairways, Steps, Stoops, &amp; Ramps: Material or Construction</b> N/A	<b>Patio Cover: Information</b> N/A	<b>Patio Cover: Material or Construction</b> N/A
<b>Deck Cover: Information</b> N/A	<b>Deck Cover: Material or Construction</b> N/A	<b>Carport: Information</b> N/A

**Carport: Material or Construction**  
N/A

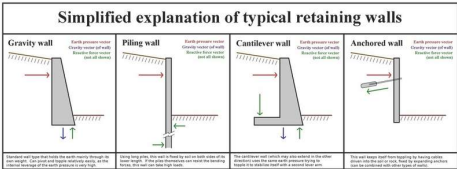
**Grading & Drainage: Grading**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Grading & Drainage: Drainage**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Retaining Wall: Information**  
N/A

**ADDITIONAL INFORMATION:** A retaining wall is a structure that holds or retains earth behind it. It controls erosion of the soil and protects your house and/or property from soil/mud slides and sometimes flooding. There are many types of materials that can be used to create retaining walls; such as concrete blocks, poured concrete, treated timbers, rocks or boulders. While the type of retaining wall is not always obvious, and the home inspection does not endeavor to determine the type that may be present; below is brief information on some types of retaining walls:

- Gravity walls depend on their mass (stone, concrete or other heavy material) to resist pressure from behind and may have a "batter" setback to improve stability by leaning back toward the retained soil.
- Cantilevered retaining walls are made from an internal stem of steel-reinforced, cast-in-place concrete or mortared masonry (often in the shape of an inverted T). These walls cantilever loads (like a beam) to a large, structural footing, converting horizontal pressures from behind the wall to vertical pressures on the ground below. These walls require rigid concrete footings below seasonal frost depth. This type of wall uses much less material than a traditional gravity wall.
- Sheet pile retaining walls are usually used in soft soil and tight spaces. Sheet pile walls are made out of steel, vinyl or wood planks which are driven into the ground. Taller sheet pile walls will need a tie-back anchor, or "dead-man" placed in the soil a distance behind the face of the wall, that is tied to the wall, usually by a cable or a rod. Anchors are then placed behind the potential failure plane in the soil.
- Anchored retaining wall can be constructed in any of the aforementioned styles but also includes additional strength using cables or other stays anchored in the rock or soil behind it. While technically complex, this method is very useful where high loads are expected, or where the wall itself has to be slender and would otherwise be too weak.



Types of Retaining Walls

**Retaining Wall: Condition**  
N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Driveway: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Walkways: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Porch & Covered Entryway: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Siding: Siding Material**

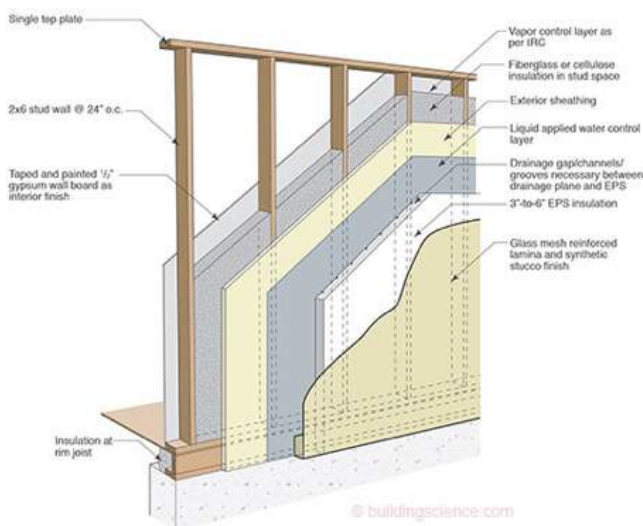
EIFS

Exterior Insulation Finish Systems (EIFS) Wall Construction (AKA: Stucco)

Building Science Corporation

NOVEMBER 15, 2014

This overview summarizes EIFS wall construction including the advantages and disadvantages of this construction strategy. Complex two dimensional heat flow analysis and one dimensional hygrothermal modeling were used to determine moisture related durability risks for analysis.



NOTE: Thickness of the EPS will need to be increased in very cold climates to control temperature of condensing surface.

**Thermal Control**

Installed insulation R-value: The framed portion of this wall assembly typically has an R-value of R-19-20 when insulated with fiberglass batt or cellulose. Exterior insulation for EIFS is typically EPS at R-4/inch.

Whole-wall R-value: Using two-dimensional heat flow analysis with thermal bridging effects and average framing factors demonstrates improvements in the efficiency of the fiberglass batt or cellulose in the stud space by decreasing the thermal bridging effects of the framing and the rim joist. Adding 4 of EPS insulation for a total increase of R-16 increases the clear-wall R-value of standard construction by slightly more than R-16 because of thermal bridging of the framing and rim joist. The whole-wall R-value for this system is approximately R-30.

Air Leakage Control: Fiberglass batt, blown and sprayed cellulose are all air permeable materials allowing possible air paths between the interior and exterior as well as convective looping through the material. The air tightness of an EIFS system is typically at the surface of the exterior sheathing (usually glass-faced exterior gypsum) because it is the water control layer.

Typical Insulation Products: EPS exterior insulation, fiberglass batt, blown cellulose, sprayed cellulose.

**Durability**

Rain Control: In the EIFS system, it is critical to correctly detail the water control layer to adequately handle rain. Historically, EIFS were constructed using a face-sealed approach, but this lead to many moisture related durability issues. EIFS can be used as part of a very durable and reliable enclosure system, provided it is drained and ventilated. Intersections, windows, doors and other penetrations must be detailed to prevent the penetration of rain water.<sup>1</sup>

Air Leakage Control: By adding exterior insulation as part of the EIFS construction, the temperature of the sheathing (condensation plane) increases, and the risk of air leakage condensation is reduced. It is always good practice to build airtight enclosure systems, often with both an interior and exterior air barrier to avoid air leakage condensation and wind-washing. Air leakage condensation is one of the greatest causes of

premature building enclosure failure. An air barrier should be stiff, continuous, durable, strong, and impermeable.<sup>2</sup>

Air need not leak straight through an assembly to cause moisture problems; it can also leak from the inside, through the wall, and back to the inside. Condensation within the stud space is possible if this type of airflow occurs, depending on the weather conditions. Hence, wall designs should control airflow into the stud space.<sup>3</sup>

Vapor Control: By adding exterior insulation as part of the EIFS construction, the temperature of the sheathing (condensation plane) increases, and the risk of moisture vapor condensation is reduced. It may be possible to avoid the use of an interior vapor control layer, or use a higher permeance vapor control layer (Class II or III) depending on the amount of insulation on the exterior and regional building codes. Installing the incorrect vapor control layer or installation in the incorrect location can lead to building enclosure failure.<sup>4</sup>

Drying: Insulating sheathing limits the drying to the exterior, and the wall must be able to dry to the interior. Poly vapor barriers are typically avoided so that this drying can occur. The minimum level of vapor control on the interior surface is determined by the IRC. Installing vapor control on both sides of the enclosure will seal any moisture into the stud space, resulting in low drying potential, and possibly resulting in moisture-related durability risks. Ventilation behind vapor impermeable claddings and interior components (e.g. kitchen cabinets) can encourage drying.

Built-in Moisture: Care should always be taken to build with dry materials where possible, and allow drying of wet materials before close in. Cellulose is often sprayed in damp, and manufacturers recommend drying before close in and moisture content limits.

Durability Summary: The primary durability risks associated with these wall assemblies involve moisture damage related to rain water penetration. Insulating sheathings keep the condensation plane temperature elevated so there is less risk of condensation due to air leakage or vapor diffusion. Framing members are also kept warmer so they are exposed to lower relative humidity levels and generally have lower equilibrium moisture contents. Board foam products are typically less moisture sensitive than wood-based structural sheathing products.

Cellulose insulated walls are somewhat more durable because cellulose insulation is capable of storing and redistributing small amounts of moisture. Cellulose insulation is typically treated with borates that have been argued to protect adjacent wood members from mold and decay.

#### Buildability

Exterior insulation up to 1 1/2 requires minimal changes to standard construction practices. Exterior insulation in excess of 1 1/2 requires minor changes to window and wall construction and detailing which requires training and monitoring during the initial implementation. The EIFS finish system is directly applied to the exterior foam, and requires skilled trades to install. Some EIFS companies produce detail drawings for their products to reduce the risk of construction issues resulting in premature enclosure failure. [www.stocorp.com](http://www.stocorp.com) and [www.dryvit.ca](http://www.dryvit.ca) are two examples that provide detailed drawings on their websites.

#### Cost

There is an increased cost to EIFS wall construction because of the specialized stucco like finish. It is possible to add exterior insulation with a rain screen cladding as an alternative to the stucco appearance finish that may be more cost effective

#### Material Use

Typically, in EIFS construction, structural wood sheathing is exchanged for a more moisture tolerant sheathing such as glass mesh reinforced exterior gypsum board. The addition of EPS foam can usually be sourced locally, and has relatively low embodied energy relative to other board foam insulations.

#### Summary

This wall system is a durable and reliable choice regardless of the historical failures of this construction strategy. A better understanding of enclosure design and building science with drained and ventilated claddings and better design details have nearly eliminated the historical moisture related issues. This wall system has the appearance of a stucco finish, but with significant energy improvements, which is often the reason for using this construction strategy. It is possible to use exterior insulation with many different cladding options if a stucco appearance is not the desired architectural result.

### Siding: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

### Trim: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.



**Exterior Doors: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Exterior Windows: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Eave & Soffit : Type**

Open Eave

**ABOUT EAVES, SOFFITS & FASCIA:** The eaves are the edges of the roof that overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to direct water clear of the walls and may be decorated, or the ends left exposed as part of an architectural style. Soffits are actually eaves that have been "boxed" in so that the rafters are not seen.

Hip roofs have a continuous eave that extends completely around the building. A gable roof has an eave along the side walls, formed at the rafter ends. Most gable roofs also have a rake eave, or rake extension formed on the gable ends. This is created by extending the rafters out past the building ends. Not only does the eave add to the appearance of the home, it also helps protect the building from sun, rain and snow.

The rafter tails, or ends are finished with a fascia board that helps protect the rafters from water penetration, which will lead to wood rot. Fascia boards must be monitored and maintained so that water does not penetrate the wood and cause wood rot. Fascia boards are vulnerable to leaking rain gutters and at the corners, where often, the cut ends were not painted or sealed to keep out moisture, and in either instance, wood rot will set in. With the exception of intentionally exposed rafter tails as part of an architectural feature, fascia boards should always be installed.

In many instances the eaves of todays houses are finished off with a soffit - the covering on the underside of the overhang. Older houses often have an open eave, with the rafters adding to the decor. Some houses, such as might be seen on a Craftsman-style, have exposed rafter tails, or ends. Exposed rafter tails must be monitored and maintained yearly to prevent rain water penetration of the wood, which causes wood rot.

Soffits must be designed and installed properly. One of the most important factors is proper ventilation. If soffits are not ventilated, they can cause the formation of ice dams at the eaves. As the attic warms from the house heat, it allows the roof surface to melt snow, or ice, which then runs down into the colder eave surfaces and freezes back again. This creates an ice dam that allows water to work its way back into the walls and ceilings of the house. Venting both the attic with eave vents and the soffit with vent systems increases air circulation and prevents this problem. Ventilation not only prevents ice dams, but helps reduce heat build-up in the summer.

**Eave & Soffit : Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Fascia: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Deck: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Balcony or Veranda: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Patio: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.



**Stairways, Steps, Stoops, & Ramps: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Railing & Handrails: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Patio Cover: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Deck Cover: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Carport: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Limitations

Grading & Drainage

**DRY SEASON**

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Additionally, the observations were made during the dry season, and while no visual indication of deficiency were noted; the conditions may change during the wet season.

Grading & Drainage

**NON-TECHNICAL VISUAL OBSERVATION**

A visual assessment of general grading and draining was performed at the time of inspection. However, this is a general "eyeball" inspection and is not exhaustive, and no special equipment is used. Additionally, the observations were made during the dry season, and while no visual indication of deficiency were noted; the conditions may change during the wet season.

Observations

3.3.1 Driveway

**CEMENT CRACKS**

Maintenance Item

Cement cracks were observed that are likely from normal concrete shrinkage, or some settling. These do not impact the foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for more information.](#)

**See Attachments for more information about cement cracks and deterioration.**

Recommendation

Contact a handyman or DIY project



North

3.6.1 Siding

**STUCCO CRACKS - MINOR**

 Maintenance Item

Siding was observed to have cracks in one or more places. This is a result of shrinking, temperature changes (thermal expansion & contraction), movement and other stresses and are typical as homes with stucco age. Recommend sealing and monitoring.

Recommendation

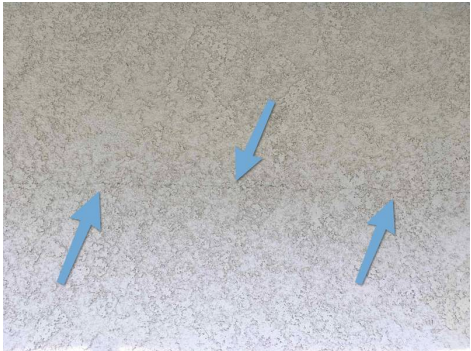
Contact a handyman or DIY project



South



South



South



West



West



West

3.8.1 Exterior Doors

**DOOR SILL AND/OR TRIM**

 Maintenance Item

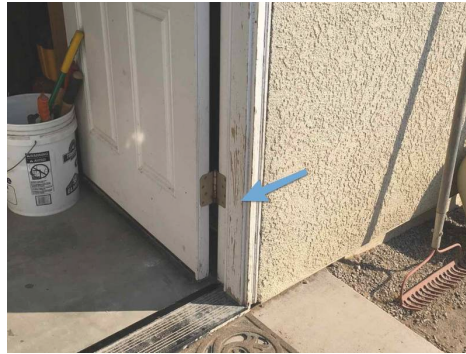
Door sill and/or trim was observed to deteriorated, missing, or peeling paint or seal. Repainting or sealing should be considered to prolong service life.

## Recommendation

Contact a handyman or DIY project



West, Garage



West, Garage

## 3.11.1 Fascia

**PAINT OR SEAL**

Maintenance Item

The fascia were observed to have deteriorated, peeling, or missing paint. Wood exposed to moisture and weather becomes vulnerable to deterioration and dry rot conditions. Recommend painting, as necessary.

## Recommendation

Contact a handyman or DIY project



East



East



East

## 3.14.1 Patio

**CEMENT CRACKS**

Maintenance Item

Cement cracks were observed that are likely from normal concrete shrinkage, or some settling. **These do not impact the foundation, nor do they represent failure of the concrete.** Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for more information.](#)

[See Attachments for more information about cement cracks and deterioration.](#)

## Recommendation

Contact a handyman or DIY project

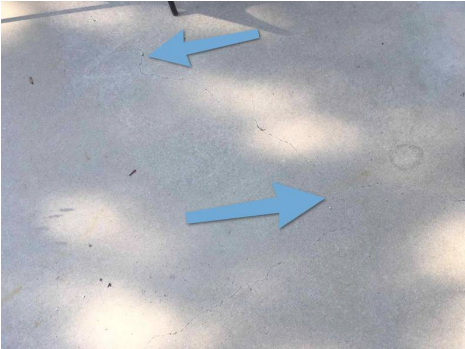




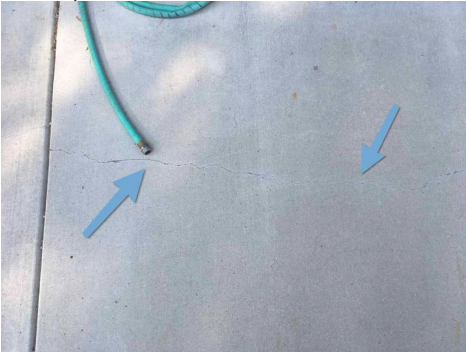
South, Patio



South, Patio



South, Patio



South, Patio



South, Patio



South, Patio

4: STRUCTURAL - INCLUDING FOUNDATION

		IN	NI	NP	MI	DO	SA
4.1	Roof Structure	X					
4.2	Foundation Structure - Exterior & Crawlspace	X					
4.3	Foundation Structure - Exterior & Basement			X			
4.4	Floor Structure	X					
4.5	Wall Structure	X					
4.6	Ceiling Structure	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Attic Information</b> Attic Hatch - Interior Hallway	<b>Crawlspace Information</b> N/A - Slab Foundation
<b>Roof Structure: Construction</b> 2 X 6 Engineered Trusses, OSB/Plywood Sheathing	<b>Foundation Structure - Exterior &amp; Crawlspace: Type &amp; Material</b> Slab Foundation	<b>Foundation Structure - Exterior &amp; Crawlspace: Condition</b> Good
<b>Foundation Structure - Exterior &amp; Crawlspace: Structure</b> Slab	<b>Foundation Structure - Exterior &amp; Basement: Type &amp; Material</b> N/A	<b>Foundation Structure - Exterior &amp; Basement: Structure</b> N/A
<b>Floor Structure: Structural Material</b> Slab, Concrete	<b>Floor Structure: Basement/Crawlspace Floor</b> N/A	<b>Floor Structure: Sub-floor</b> N/A
<b>Wall Structure: Structure</b> 2 X 4 Wood	<b>Ceiling Structure: Ceiling Structure</b> 2 X 4 Joists	
<b>Roof Structure: Condition</b> Good Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		
<b>Foundation Structure - Exterior &amp; Basement: Condition</b> N/A Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		
<b>Floor Structure: Condition</b> Not Visable Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		
<b>Wall Structure: Condition</b> Good Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		

**Ceiling Structure: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.



5: ELECTRICAL

		IN	NI	NP	MI	DO	SA
5.1	Service Mast, Head, Drip Loop, & Conduit			X			
5.2	Meter & Base	X					
5.3	Service Entrance Conductors	X					
5.4	Main Panel, Service Disconnect & Grounding, Main Over-current Device	X					
5.5	Main Service Disconnect Location	X					
5.6	Sub-panel			X			
5.7	Branch Wiring, Circuits, Breakers & Fuses	X					
5.8	Lighting Fixtures (Ceiling Fans)	X					
5.9	Switches & Receptacles	X					
5.10	AFCI (Arc Fault Circuit Interrupt)	X					
5.11	GFCI (Ground Fault Circuit Interrupt)	X					
5.12	Smoke Detectors	X					
5.13	Carbon Monoxide Detectors	X					

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NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Test Equipment	<b>Service Drop</b> Underground	<b>Service Entrance Conductors:</b> <b>Electrical Service Conductors</b> Aluminum
<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Main Panel Location</b> Exterior, West Side	<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Panel Manufacturer</b> Cutler Hammer	<b>Main Panel, Service Disconnect &amp; Grounding, Main Over-current Device: Panel Type</b> Circuit Breaker



Main Service Disconnect

Location: Location  
Exterior, West Side



West

Main Service Disconnect

Location: Panel Type  
Circuit Breaker

Sub-panel: Sub-Panel Location

None

Sub-panel: Sub-Panel  
Manufacturer

N/A

Sub-panel: Sub-Panel Type

N/A

Branch Wiring, Circuits,  
Breakers & Fuses: Branch Wire  
15 and 20 AMP  
Copper

Branch Wiring, Circuits,  
Breakers & Fuses: Wiring  
Method

Romex

Service Provider

Pacific Power

Pacific Power: 1-888-221-7070; <https://www.pacificpower.net/res/moving-center.html>

Service Mast, Head, Drip Loop, & Conduit: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Main Panel, Service Disconnect & Grounding, Main Over-current Device: Panel Capacity

200 AMP

Here is a link to an article with useful information about the electrical load on houses:[Understanding Home Electrical Loads](#)

Sub-panel: Sub-Panel Capacity

N/A

Here is a link to an article with useful information about the electrical load on houses:[Understanding Home Electrical Loads](#)

## Smoke Detectors: Meet Current Standard

Yes

Currently, in California, smoke alarms are required to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] **However, currently, in California, operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]**

Smoke detectors, as observed, may or may not meet current California requirements and/or standards. The smoke detectors, as observed, did appear to meet California requirements and/or standards that were in place at the time of construction.

It is easy to bring a house up to current California requirement for smoke detectors, as battery powered (as approved by California State Fire Marshall) units are allowed for older construction, and do not have to be hard-wired.

### **ADDITIONAL INFORMATION:**

A part of all residential properties Smoke alarms approved by the State Fire Marshal are required to be placed in all residential properties in California. The State Fire Marshal lists all approved smoke alarms. [Calif. Health & Safety Code 13113.7] Beginning July 1, 2014, the State Fire Marshal required all battery-operated smoke alarms to contain a non-replaceable battery that lasts at least ten years. [Health & S C 13114(b)]

Beginning January 1, 2015, the State Fire Marshal required all smoke alarms (battery-powered, or powered by electricity) to:

- display the date of manufacture;
- provide a place where the date of installation can be written; and
- incorporate a hush feature.

Operable hardwired and battery-operated smoke alarms that were approved and listed when they were installed don't need to be replaced immediately. [Health & S C 13113.7(a)(4); 13113.7(d)(3)]

Note Local ordinance may require replacement sooner. [Health & S C 13113.7(a)(4)]

When an existing smoke alarm no longer works, the replacement smoke alarm is to meet all new requirements.

Smoke alarms are not required if a State Fire Marshal-approved fire alarm system with smoke detectors is installed on the property. An existing fire sprinkler system no longer exempts a residential property owner from smoke alarm installation requirements. [Health & S C 13113.7(a)(5)]

Violations of smoke alarm rules incur a maximum fine of \$200 for each offense. [Health & S C 13113.7(e)]

Enforcement on a transfer of a single family residence Enforcement of smoke alarm rules is also triggered on the transfer of a single family residence (SFR). Sellers certify the property is in compliance with smoke alarm rules on the Transfer Disclosure Statement (TDS). The certification TDS is handed to the buyer as soon as practicable (ASAP) before the seller enters into a purchase agreement or counteroffer. [Health & S C 13113.8(b)-(c)]

Smoke alarm rules for rentals: Owners of multi-unit residential property or a single family residence (SFR) rental property are required to install, maintain and test smoke alarms on their property. [Health & S C 13113.7(d)(2)] Owners (or property managers, as owners agents) are required to ensure smoke alarms are operable when a new tenancy is created. [Health & S C 13113.7(d)(2)(B)] However, tenants are responsible for notifying the owner or property manager if the smoke alarm becomes inoperable. The owner is not in violation of smoke alarm requirements if they are unaware of a malfunction in the smoke alarm after the tenant is given possession. [Health & S C 13113.7(d)(2)(B)] Additionally, owners of any residential rental property are to install additional smoke alarms to ensure devices are located in accordance with **current local building standards**. [Health & S C 13113.7(d)(3)]

In California, smoke alarms are to be installed on each floor, in each sleeping room and in the immediate vicinity outside of the bedrooms (i.e. a hallway). Proper smoke alarm placement also depends on local ordinance. [Calif. Building Code R314.3] Smoke detector laws don't mandate the frequency of owner inspections. However, landlords have a duty to inspect the premises upon entry for any purpose. Inspections need not be exhaustive, but landlords are liable for any dangerous condition that is observable by a reasonable person. [Mora v. Baker Commodities, Inc. (1989) 210 CA3d 771]

Thus, if a smoke alarm defect can be reasonably ascertained visually during a landlord's visit to the unit, the landlord needs to repair or replace the device.

## Smoke Detectors: Smoke Detectors

All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house.

**See Additional Documents for more information about smoke detectors/alarms**

**Carbon Monoxide Detectors: Meet Current Standard**

Yes

Carbon monoxide detectors, as observed, may or may not not meet current California requirements and/or standards.

**OVERVIEW:** As of July 1, 2011, the Carbon Monoxide Poisoning Prevention Act (Senate Bills SB 183) requires all single-family homes with an attached garage, appliances using fossil fuel energy source, or wood fuel source, to install carbon monoxide alarms within the home.

Please see [California Carbon Monoxide Requirement FAQ](#) attached to the report.

**Carbon Monoxide Detectors: Carbon Monoxide Detectors**

Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house.

**[See Additional Documents for more information about carbon monoxide detectors/alarms](#)**

6: PLUMBING

		IN	NI	NP	MI	DO	SA
6.1	Main Water Shut-off Device	X					
6.2	Water Supply, Distribution System & Fixtures	X					
6.3	Hot Water System - Controls, Flue & Venting		X				
6.4	Drain, Waste, & Vent Systems	X					
6.5	Sewer Ejector Pump System			X			
6.6	Basement or Crawlspace Sump Pump System	X		X			
6.7	Fuel Storage & Distribution System	X					
6.8	Exterior Hose Bibs (Faucets)	X					

IN = Inspected

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MI = Maintenance Item

DO = Deficiency Observed

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Information

<b>Filters</b> None	<b>Water Source</b> Public	<b>Sewer</b> Public
<b>Service Provider</b> Lake Shastina CSD	<b>Main Water Shut-off Device: Location</b> At Curb With Meter	<b>Water Supply, Distribution System &amp; Fixtures: Distribution Material</b> Copper
<b>Water Supply, Distribution System &amp; Fixtures: Water Supply Material</b> Not Visible	<b>Hot Water System - Controls, Flue &amp; Venting: Location</b> Garage	<b>Hot Water System - Controls, Flue &amp; Venting: Power Source/Type</b> Unknown
<b>Hot Water System - Controls, Flue &amp; Venting: Capacity</b> 0 gallons	<b>Hot Water System - Controls, Flue &amp; Venting: Model No.</b> 0 Owner's manual attached, if available.	<b>Hot Water System - Controls, Flue &amp; Venting: Serial No.</b> 0
<b>Hot Water System - Controls, Flue &amp; Venting: Manufacture Date</b> 0	<b>Drain, Waste, &amp; Vent Systems: Material</b> ABS	<b>Drain, Waste, &amp; Vent Systems: Washer Drain Size</b> 2"
<b>Sewer Ejector Pump System: Location</b> None	<b>Basement or Crawlspace Sump Pump System: Location</b> None	

**Fuel Storage & Distribution  
System: Main Gas Shut-off  
Location**  
At Tank



**Hot Water System - Controls, Flue & Venting: Manufacturer**

Unknown

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

**Sewer Ejector Pump System: Sewer Pump System**

Not Applicable

If present, our house is equipped with a sewer pumping system. This system is needed to pump wastewater to the sewer service provider's main pipe. This system requires routine monitoring and maintenance.

**Basement or Crawlspace Sump Pump System: Sump Pump System**

Not Applicable

If present, your house is equipped with a sump pump system. This system is needed to pump water from your basement or crawlspace to the either the sewer service provider's main pipe, or to a water drain system. This system requires routine monitoring and maintenance.

## Limitations

Hot Water System - Controls, Flue & Venting

### ACCESS BLOCKED

Access to water heater was blocked by occupant belongings. If access is cleared, we will re-inspect at no additional charge.



Garage



7: HEATING

		IN	NI	NP	MI	DO	SA
7.1	Equipment	X					
7.2	Normal Operating Controls	X					
7.3	Distribution System	X					
7.4	Vents, Flues & Chimneys	X					
7.5	Presence of Installed Heat Source in Each Room	X					

IN = InspectedNI = Not InspectedNP = Not PresentMI = Maintenance ItemDO = Deficiency ObservedSA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Equipment: Information</b> Split System	<b>Equipment: Manufacturer</b> Bryant
<b>Equipment: Energy Source</b> Propane	<b>Equipment: Location</b> Attic	<b>Equipment: Filters</b> One, Disposable, 20 X 20
<b>Equipment: Model No.</b> 350MAV036080F  Owners manual attached to report, if available.	<b>Equipment: Serial No.</b> 0903A14586	<b>Equipment: Manufacture Date</b> September 2003
<b>Normal Operating Controls: Location of Thermostat</b> In Hallway	<b>Distribution System: Ductwork</b> Insulated	

Limitations

General

WARM TEMPERATURE

The heating system was not operated due to warm temperatures at time of inspection. Recommend having a HVAC technician fully service the unit and system prior to use.

Equipment

WARM TEMPERATURE

Outside ambient temperatures were above safe operating parameters for heating unit. The heating unit was not operated. It is recommended that unit is serviced by a licensed, experienced technician prior to operating in warm temperatures for cleaning, evaluation, maintenance and any necessary repairs.

8: COOLING

		IN	NI	NP	MI	DO	SA
8.1	Cooling Equipment	X					
8.2	Normal Operating Controls	X					
8.3	Distribution System	X					
8.4	Presence of Installed Cooling Source in Each Room	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile, Operated Controls	<b>Cooling Equipment: Air Conditioning Information</b> Split System	<b>Cooling Equipment: Manufacturer</b> Bryant
<b>Cooling Equipment: Energy Source/Type</b> Electric	<b>Cooling Equipment: Location</b> Exterior West	<b>Cooling Equipment: Filters</b> One, Disposable, 20 X 20
<b>Cooling Equipment: Model No.</b> 561CJ036-F  Owners manual attached to report, if available.	<b>Cooling Equipment: Serial No.</b> 2303E45532	<b>Cooling Equipment: Manufacture Date</b> June 2003
<b>Normal Operating Controls: Location of Thermostat</b> In Hallway	<b>Distribution System: Configuration</b> Split	<b>Distribution System: Distribution</b> Insulated Ducts

## 9: FIREPLACE

		IN	NI	NP	MI	DO	SA
9.1	Clean-out Doors & Frames			X			
9.2	Damper Operation			X			
9.3	Exterior - Hearth, Cladding, & Clearances			X			
9.4	Interior/Fire Box			X			
9.5	Mantels/Lintels Above Fireplace Opening			X			

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

### Information

#### Information

None

#### Clean-out Doors & Frames: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

#### Damper Operation: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

#### Exterior - Hearth, Cladding, & Clearances: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

#### Interior/Fire Box: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

#### Mantels/Lintels Above Fireplace Opening: Condition

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

10: WOOD STOVE

		IN	NI	NP	MI	DO	SA
10.1	Clean-out Doors & Frames	X					
10.2	Damper Operation	X					
10.3	Interior/Fire Box	X			X		
10.4	Mantels/Lintels Above Fireplace Opening	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

Information

Wood Burning Stove

Damper Operation: Condition

Good

Service Before Use

Recommend service by qualified technician/chimney sweep for cleaning, maintenance and any necessary repairs prior to use, and once each year before cold season.

Clean-out Doors & Frames: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Interior/Fire Box: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Mantels/Lintels Above Fireplace Opening: Condition

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

Observations

10.3.1 Interior/Fire Box

FIREBRICK CONDITION

Firebrick lining in the firebox of the wood stove was observed to be slightly deteriorated and/or with cracks. Recommend monitoring and replacing when needed.

Recommendation

Recommend monitoring.

Maintenance Item



11: INTERIOR

		IN	NI	NP	MI	DO	SA
11.1	Doors	X					
11.2	Windows	X					
11.3	Floors	X					
11.4	Walls	X					
11.5	Ceilings	X					
11.6	Stairways & Steps			X			
11.7	Railings & Handrails			X			
11.8	Kitchen Cabinets & Countertops	X					
11.9	Bathroom Cabinets & Countertops	X					

IN = Inspected

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MI = Maintenance Item

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Information

**Inspection Method**  
Visual, Tactile, Operated

**Windows: Window Type**  
Sliders

**Ceilings: Ceiling Material**  
Drywall

**Bathroom Cabinets & Countertops: Cabinetry**  
Wood

**Doors: Condition**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Windows: Condition**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Floors: Condition**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Walls: Condition**  
Good  
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Doors: Type/Material**  
Hollow Core, Composite

**Floors: Floor Covering**  
Carpet, Vinyl, Wood/Laminate

**Kitchen Cabinets & Countertops: Cabinetry**  
Wood

**Bathroom Cabinets & Countertops: Countertop Material**  
Granite

**Windows: Manufacturer**  
Unknown

**Walls: Wall Material**  
Drywall

**Kitchen Cabinets & Countertops: Countertop Material**  
Granite

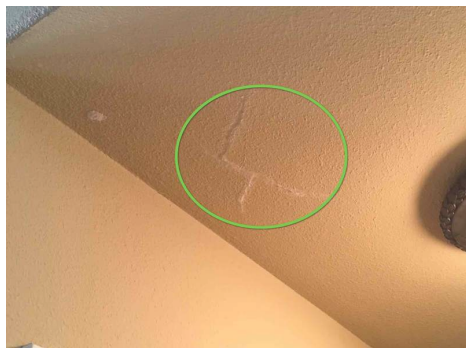
**Ceilings: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Ceilings: Repaired Damage**

An area was observed in the ceiling at the hallway that appeared to be minor damage that has been repaired. No signs of moisture or other structural issues were observed.



Ceiling, Hallway

**Stairways & Steps: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Railings & Handrails: Condition**

N/A

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Kitchen Cabinets & Countertops: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.

**Bathroom Cabinets & Countertops: Condition**

Good

Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.



12: APPLIANCES

		IN	NI	NP	MI	DO	SA
12.1	Refrigerator	X					
12.2	Range/Oven Combo	X					
12.3	Cooktop (No Oven)			X			
12.4	Oven (No Cooktop)			X			
12.5	Exhaust Hood	X					
12.6	Built-in Microwave	X					
12.7	Dishwasher	X				X	
12.8	Garbage Disposal	X					
12.9	Garbage Compactor	X					

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Information

<b>Inspection Method</b> Visual, Tactile, Operating Controls	<b>Dryer Power Source</b> 220 Electric	<b>Refrigerator: Information</b> Samsung
<b>Refrigerator: Cubby Dimensions</b> 36"W X 70"H	<b>Range/Oven Combo: Range/Oven Manufacturer</b> GE	<b>Range/Oven Combo: Range/Oven Energy Source</b> Propane
<b>Cooktop (No Oven): Manufacturer</b> None	<b>Cooktop (No Oven): Energy Source</b> N/A	<b>Oven (No Cooktop): Manufacturer</b> None
<b>Oven (No Cooktop): Energy Source</b> N/A	<b>Exhaust Hood: Manufacturer</b> GE	<b>Exhaust Hood: Type</b> Vented
<b>Built-in Microwave: Manufacturer</b> GE	<b>Dishwasher: Information</b> LG	<b>Garbage Disposal: Manufacturer</b> Kenmore
<b>Garbage Compactor: Manufacturer</b> GE		

Limitations

Dishwasher

DISHES IN DISHWASHER

Dishwasher was not operated due to dishes being in dishwasher at time of inspection.



Observations

12.7.1 Dishwasher

Deficiency Observed

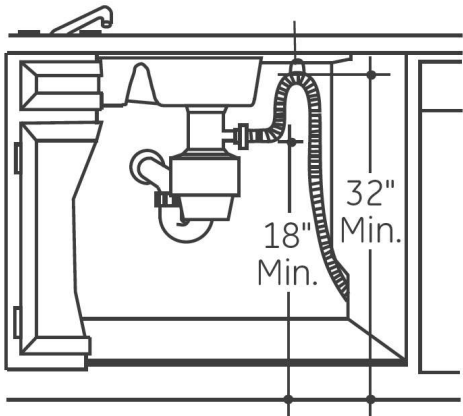
MISSING LOOP IN DRAIN HOSE

Dishwasher drain hose was observed to be missing a high loop. A high loop should always be installed for the dishwasher drain line to prevent back-flow of wastewater to the dishwasher. Recommend installing proper loop.

Recommendation  
Contact a handyman or DIY project



Kitchen



REFERENCE DRAWING

# 13: INSULATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	NI	NP	MI	DO	SA
13.1	Ceiling Insulation	X					
13.2	Floor Insulation	X					
13.3	Vapor Retarders (Crawlspace or Basement)			X			

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## Information

<b>Inspection Method</b> Visual, Tactile	<b>Ceiling Insulation: Insulation Type</b> Blown	<b>Ceiling Insulation: Thickness or R-Value</b> 12" Blown
<b>Floor Insulation: Information</b> Unknown	<b>Floor Insulation: Thickness or R-Value</b> Unknown	<b>Vapor Retarders (Crawlspace or Basement): Vapor Barrier</b> N/A
<b>Vapor Retarders (Crawlspace or Basement): Material</b> N/A		
<b>Ceiling Insulation: Condition</b> Good		
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		
<b>Floor Insulation: Condition</b> N/A		
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		
<b>Vapor Retarders (Crawlspace or Basement): Condition</b> N/A		
Based on observation made at time of inspection, with any maintenance, deficient, or safety conditions noted.		

14: VENTILATION (AS OBSERVED FROM ATTIC & CRAWLSPACE)

		IN	NI	NP	MI	DO	SA
14.1	Ventilation in Attic	X					
14.2	Ventilation in Foundation or Basement	X					
14.3	Exhaust Systems	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

Information

<b>Inspection Method</b> Visual, Tactile	<b>Dryer Vent</b> Rigid	<b>Ventilation in Attic: Attic Ventilation</b> Gable Vents, Eave Vents
<b>Ventilation in Foundation or Basement: Foundation Ventilation</b> N/A	<b>Exhaust Systems: Exhaust Fans</b> Fan Only	

# 15: GARAGE - ATTACHED

		IN	NI	NP	MI	DO	SA
15.1	Garage Door	X					
15.2	Ceiling	X					
15.3	Walls	X					
15.4	Floor	X			X		
15.5	Windows	X					
15.6	Firewall Separation	X					
15.7	Occupant Door	X					

IN = Inspected

NI = Not Inspected

NP = Not Present

MI = Maintenance Item

DO = Deficiency Observed

SA = Safety Advisory

## Information

<b>Inspection Method</b> Visual, Tactile	<b>Garage Door: Type &amp; Material</b> Roll-up, Metal, Automatic	<b>Garage Door: Condition</b> Good
<b>Garage Door: Automatic Door Opener</b> Genie	<b>Garage Door: Insulated</b> Yes	<b>Ceiling: Ceiling Material</b> Drywall
<b>Ceiling: Condition</b> Good	<b>Ceiling: Insulated</b> Yes	<b>Walls: Wall Material</b> Drywall
<b>Walls: Condition</b> Good	<b>Floor: Floor Material or Covering</b> Cement	<b>Floor: Condition</b> Good
<b>Windows: Manufacturer</b> Unknown	<b>Windows: Condition</b> Good	<b>Windows: Window Type</b> Sliders
<b>Firewall Separation: Present</b> Yes	<b>Firewall Separation: Condition</b> Good	<b>Occupant Door : Self Closing</b> Yes
<b>Occupant Door : Fire Door</b> Yes	<b>Occupant Door : Condition</b> Good	

## Observations

15.4.1 Floor

### CEMENT CRACKS

Maintenance Item

Cement cracks were observed that are likely from normal concrete shrinkage, or some settling. These do not impact the house foundation, nor do they represent failure of the concrete. Shrinkage and minor settling cracks causes the cement to become vulnerable to further deterioration when water penetrates and the freeze/thaw cycle starts to damage the concrete. Sealing cracks with the proper sealant can help prevent weathering deterioration at these cracks and prolong service life. Also, using a cement stain, or paint will help prevent spalling. Otherwise, monitor for further, or widening of the cracks and repair as necessary.

[Follow this link for more information.](#)  
[See Attachments for more information about cement cracks and deterioration .](#)



Recommendation  
Contact a handyman or DIY project



Garage



Garage



Garage



Garage

# STANDARDS OF PRACTICE

## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Structural - Including Foundation

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

## Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

## Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

**Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

**Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Insulation (As Observed From Attic & Crawlspcace)**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

**Ventilation (As Observed From Attic & Crawlspcace)**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.