



SHASTA PREMIER INSPECTION GROUP

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RESIDENTIAL INSPECTION REPORT COPY

Third Sample
96067

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MAY 11, 2019



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Summary: *Any summary of this report is not the entire report. The complete report includes attachments and/or additional information items that are of importance to the client. It is recommended that the client read the complete report to fully understand the inspection.*

Repair Estimate: A third-party repair estimate report is available for this inspection. Please visit our website at ShastaPremier.com, or call us at 530-598-7856, to order a repair estimate report based on this inspection.

Photos: Any and all photos included in this published report are representative and for reference purposes only, and do not necessarily define the entire extent of any maintenance, deficiency, or safety item. Photos are to be used as a guide only, and the entire system or component should be taken into consideration when being evaluated.

Observation Categories: Observations are categorized as either Maintenance (blue), Deficiency (orange), or Safety (red). Observations are classified into one of these three categories based upon severity and/or degree of impact an item may have on the dwelling and/or its occupants. It's possible to have observations of the same system, or part of the dwelling, building or structure be classified into more than one category. Please call us if you have any questions. We are here to help you fully understand your inspection report.

Thank you for choosing [Shasta Premier Inspection Group](#) for your home inspection. We appreciate your confidence.

We understand that whatever the circumstances of your new house purchase - first time, second home, 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 Shasta Premier Inspection Group are here to help you realize your goals of homeownership.

Best Wishes,

Shasta Premier Inspection Group

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, nor do they 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 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, nor does it predict future conditions.

This inspection report was prepared only for the client named in this report, for the property address noted and is valid only for the date and time stated in this report. This report is not transferrable and cannot be sold.

Shasta Premier Inspections Group and the client named herein, retain exclusive ownership of this report, and it is not transferrable and cannot be sold. No rights, permission or privileges are given, extended to, or implied to any other person or persons besides the client named in this report. No rights, permission, or privilege is granted, implied or given to any other party besides the client named in this report to use this report in any transaction.

Since this report is provided for the specific benefit of the client(s) named in this report, third-parties to this information should hire Shasta Premier Inspection Group (530-598-7856) to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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.

OWNERSHIP AND USE OF REPORT

This report is the exclusive property of Shasta Premier Inspection Group and our client. Shasta Premier Inspection Group is not responsible for misinterpretations by third parties. This report cannot be sold and is not transferrable. If you're reading this report but did not hire Shasta Premier Inspection Group to perform the original inspection, please note that no rights or privileges for the use of this report are granted, extended to or implied to any other person or persons not named in this report, and this report cannot be used in any other transaction. Shasta Premier Inspection Group, and the inspector of record on this report disclaims the reliability of any part of this report if used in any "third-party" transactions.

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 have been corrected and improved. Don't rely on old information about one of the biggest investments you'll ever make. Remember that the cost of a home inspection is very small compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to lori@shacksandshanties.com so that we can arrange for a fresh inspection. Thank you!

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SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



DEFICIENCY OBSERVED

SAFETY ADVISORY

-  2.3.1 Roof - Chimney or Flue: Excessive Creosote Buildup
-  3.3.1 Exterior - Driveway: Settling Cracks, Spalling
-  3.3.2 Exterior - Driveway: Asphalt Cracks
-  3.4.1 Exterior - Walkways: Deteriorated
-  3.6.1 Exterior - Siding: Moisture Damage or Deterioration
-  3.7.1 Exterior - Trim: Moisture Damage or Deterioration
-  3.8.1 Exterior - Doors: Hardware Functionality
-  3.13.1 Exterior - Balcony or Veranda: Moisture Damage
-  3.15.1 Exterior - Stairways, Steps, Stoops, & Ramps: Moisture Damage or Deterioration
-  3.16.1 Exterior - Railing & Handrails: Baluster Spacing
-  5.9.1 Electrical - Switches & Receptacles: Open Neutral
-  6.4.1 Plumbing - Hot Water System - Controls, Flue & Venting: TPR Valve Routing
-  10.3.1 Fireplace - Exterior - Hearth, Cladding, & Clearances: Insert Clearances
-  12.5.1 Interior - Ceilings: Crack(s) - Minor
-  12.6.1 Interior - Skylights: Evidence of Moisture Penetration
-  16.4.1 Garage - Attached - Floor: Settling Cracks

1: INSPECTION INFORMATION

Information

In Attendance

Property Owner

Occupancy

Occupied

Type of Building

Single Family

Style

Two Story

Approximate Age

40 - 50 Years

Front Faces

South

Temperature (approximate)

68 Fahrenheit (F)

Weather Conditions

Clear

Thermal/Infrared Imaging

No

Water Testing

No

Well Pump & Systems Testing

No

Septic System Video Inspection

No

Mold Testing

No

Radon Testing

No

Inspection Highlights

The subject property is a 45 year old house that appeared to be in very good condition, overall. The home shows pride of ownership and appeared to be very well maintained. No major structural issues were observed during the course of this visual, non-invasive inspection.

The were no areas of great concern. Various minor maintenance items are presented. The wooden "boardwalk" is in poor condition and will need to be removed or replaced in the future. Guardrail and fireplace insert safety items are presented for your consideration. One electrical receptacle needs attention.

These highlights are not the full report. Please read the full report carefully, including Information and Limitation sections; and review attachments for the complete inspection information. Please call us with any questions - we are here to help!

Non-technical, Non-invasive, Visual Inspection

A non-technical, non-invasive, visual-only assessment of the systems and components of the house was performed at the time of inspection. However, this is a general visual inspection and is not technically exhaustive, and special equipment may or may not have been used. This visual only evaluation is only intended to provide information and education on the condition of these systems.

This inspection provides observed conditions a the time of inspection only, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

ADDITIONAL INFORMATION:

Your general home inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. Nothing is removed, disassembled, or relocated during the general home inspection. A representative number of working doors, windows and access hatches are opened, and normal operating controls may be used to inspect the condition of systems. Appliances may be 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. If public water service or main water valves are off, they will not be turned on for the inspection.

The general home inspection is based on the observations made on the date and time of the inspection, and is not a prediction of safety or future conditions. The general home inspection will not reveal every issue that currently exists or ever could exist, but only those conditions that were observed on the date of the inspection.

Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

Condition Indication

Any system, component, unit or item that may have a condition indicator (i.e.: good, fair, poor, aged, damaged, etc.) is indicative of the overall general condition; is based on non-invasive, non-technical, visual-only observations made at time of inspection only, with any maintenance, deficiency, or safety conditions noted.

Inspection Method

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

Your general residential inspection is a non-invasive, non-technical visual inspection of the general condition of the house systems and components at the date and time set for inspection. [The general residential inspection will not reveal every issue that exists or ever could exist, but only those items observed and reported on the date of the inspection.](#)

2: ROOF

Information

Inspection Method Binoculars, Ground, Ladder	Roof Type/Style Gable	Roof Structure Engineered Trusses
Covering: Material Architectural Asphalt Shingles	Covering: Layers Single Layer	Covering: Overall Condition Good
Flashing: Material Metal	Flashing: Condition Good	Chimney or Flue: Chimney Exterior Metal Flue Pipe, Siding
Chimney or Flue: Condition Good	Skylights: Number of Skylights Three	Skylights: Condition Good
Other Roof Penetrations: Type Plumbing Vent Pipe, Exhaust Venting	Other Roof Penetrations: Condition Good	Roof Drainage System: Gutter Material None
Roof Drainage System: Condition N/A		

Annual Inspection Recommended

Roof systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the roof system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. If desired, when the snow cover clears, an appointment for a more complete exterior roof inspection may be scheduled.

Covering: Architectural Asphalt Shingles Description

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed 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. However, there are many variables that will impact the actual years of service that will be realized from the shingles; such as attic temperature, weather, installation method, manufacturing defects, mechanical damage, etc. The 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 fifteen (15) or more years.

The inspector does not hereby provide a certification, guarantee, or warranty as to roof condition, installation, 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.

Roof Drainage System: Rain Gutter System

There were no, or only partial gutters observed on the structure. Gutters are recommended as they act to collect and direct rain away from the building, protecting the foundation from water damage. Consider installing a rain gutter system.

ADDITIONAL INFORMATION: Rain Gutter Basics - Rain Gutters are an important aspect of exterior water management. A properly designed and installed gutter system helps to direct water away from the foundation of the home reducing the risk of wet basements and foundation walls, protects against landscape erosion and can improve safety by directing water away from sidewalks and driveways.

Observations

2.3.1 Chimney or Flue

EXCESSIVE CREOSOTE BUILDUP

The flue serving the wood stove was observed to have excessive creosote buildup. Creosote buildup is a primary cause of chimney fires. Recommend professional cleaning, to include any necessary maintenance as recommended by technician.

Recommendation

Contact a qualified chimney sweep.



Roof

3: EXTERIOR

Information

Inspection Method Visual, Tactile	Grading & Drainage: Grading Good	Grading & Drainage: Drainage Good
Retaining Wall: Information Stone	Retaining Wall: Condition Good	Driveway: Information Asphalt, Concrete
Driveway: Condition Good	Walkways: Information Wood	Walkways: Condition Poor
Porch & Covered Entryway: Information Covered Entryway	Porch & Covered Entryway: Material or Construction Wood	Porch & Covered Entryway: Condition Good
Siding: Siding Material Plywood	Siding: Siding Style T-111	Siding: Condition Good
Trim: Material Wood	Trim: Condition Good	Doors: Type Wood, Steel, Sliding Glass
Doors: Condition Good	Windows: Type Single Hung, Slider	Windows: Condition Good
Eave & Soffit : Material Wood	Eave & Soffit : Condition Good	Fascia: Material Wood
Fascia: Condition Good	Deck: Information N/A	Deck: Material or Construction N/A
Deck: Condition N/A	Balcony or Veranda: Information Balcony	Balcony or Veranda: Material or Construction Wood
Balcony or Veranda: Condition Good	Patio: Information Patio	Patio: Material or Construction Concrete
Patio: Condition Good	Stairways, Steps, Stoops, & Ramps: Information Stairs	Stairways, Steps, Stoops, & Ramps: Material or Construction Wood
Stairways, Steps, Stoops, & Ramps: Condition Good	Railing & Handrails: Material or Construction Wood	Railing & Handrails: Condition Good
Patio Cover: Information N/A	Patio Cover: Material or Construction N/A	Patio Cover: Condition N/A
Deck Cover: Information N/A	Deck Cover: Material or Construction N/A	Deck Cover: Condition N/A

Carport: Information

N/A

Carport: Material or Construction

N/A

Carport: Condition

N/A

Annual Inspection Recommended

Exterior house systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the exterior systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

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 today's 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.

Balcony or Veranda: Annual Inspection Recommended

Decks commonly become compromised and fail, causing injury. There are various reasons this happens - aging, dry rot or other wood destroying organisms, fasteners aging, and incorrect construction methods. It is recommended that the deck is inspected annually to determine the condition and safety of the structure.

Limitations

Balcony or Veranda

LIMITED ACCESS

Access beneath the deck or balcony was limited and structural members and deck or balcony attachment was not inspected.

Observations

3.3.1 Driveway

SETTLING CRACKS, SPALLING

SEE PHOTO CAPTIONS



The cement driveway/apron was observed to be in good condition, with some damage that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired if desired; and repair is recommended to extend service life and help arrest current damage.

Spalling was observed in the cement driveway. Spalling occurs when water in the capillaries of the concrete freezes, creating pressure. Over time, repeated freeze/thaw cycles breaks away the top surface of the concrete, leaving pit marks and exposing the coarse aggregate. De-icing chemicals aggravate the already stressed concrete, thus increasing the damage when a freeze occurs. De-icing chemicals are picked up from the road drip onto the surface. Polymer-modified cementitious overlay may be applied to repair spalled areas and prevent further deterioration. Once the overlay cures, apply a waterproofing sealer to prevent the problem from reoccurring.

[Follow this link](#) for an informative article on how easy it is to repair spalled concrete.

[Follow this link](#) for more information about repairing concrete cracks.

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

Recommendation

Contact a handyman or DIY project



West (Crack)



West (Crack)



West (Spalling)

3.3.2 Driveway

ASPHALT CRACKS

SEE PHOTO CAPTIONS

The asphalt driveway was observed to be in good condition, with some minor cracking/deterioration observed. Cracking is a normal occurrence in asphalt driveways; however, in cold climates, water seeps in and further destroys the asphalt when it expands and contracts during freeze/thaw cycle. Asphalt driveway cracks may be sealed to prevent further damage to the asphalt and extend service life.

[Follow this link](#) for a helpful article on how to repair asphalt driveways.

Recommendation

Contact a handyman or DIY project



Maintenance Item



South



South



South



South



South

3.4.1 Walkways

DETERIORATED

SEE PHOTO CAPTIONS

The "boardwalks" were observed to be badly deteriorated with wood rot (dry rot) present. This is due to wood being placed on the ground and drawing moisture. These walkways will eventually need to be replaced. Monitor for worsening condition, as deteriorated boards will eventually become unable to support weight when walked upon.

Recommendation

Contact a qualified carpenter.

 Deficiency Observed



South



South



South



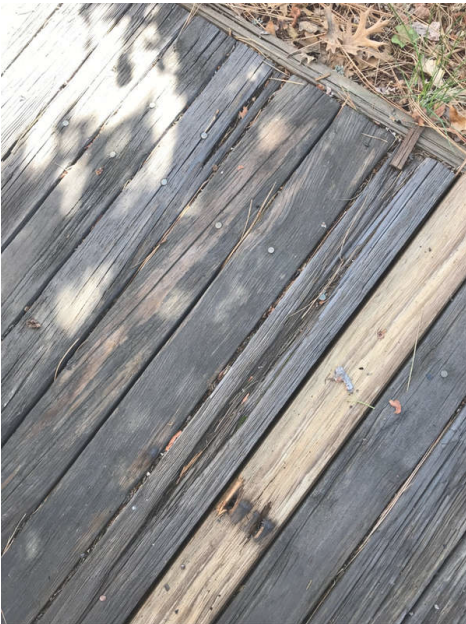
South



North



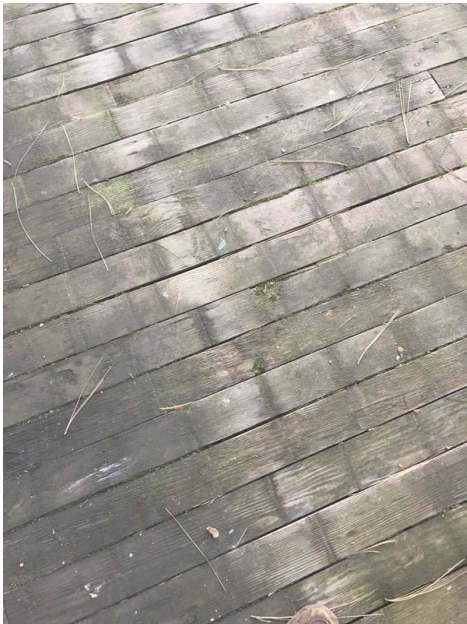
Northeast



East



West



West

3.6.1 Siding



Maintenance Item

MOISTURE DAMAGE OR DETERIORATION

SEE PHOTO CAPTIONS

Siding was observed to have one or more small areas of minor moisture damage, deterioration, and/or wood rot (dry rot.) Recommend repair or replacement.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood.

Treating and preventing dry rot is a three step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with a borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a handyman or DIY project



South



West



West



South

3.7.1 Trim



Maintenance Item

MOISTURE DAMAGE OR DETERIORATION

SEE PHOTO CAPTIONS

Trim was observed to have one or more small areas of minor moisture damage, deterioration, and/or wood rot (dry rot.) Recommend repair or replacement.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood.

Treating and preventing dry rot is a three step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with a borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a handyman or DIY project



Northwest



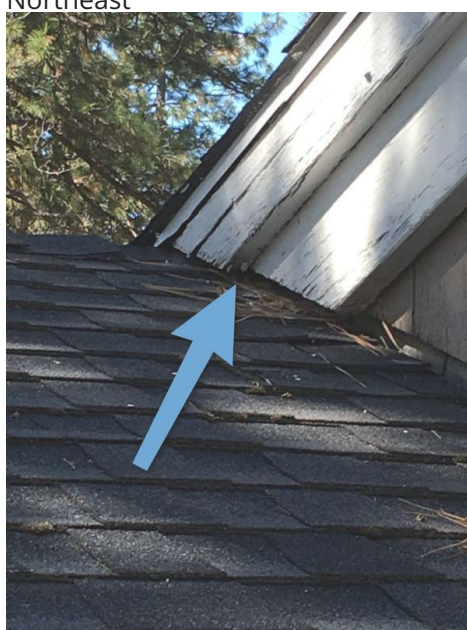
Northeast



Southwest



Roof - Fireplace Chase



East



Roof - Fireplace Chase

3.8.1 Doors

HARDWARE FUNCTIONALITY

SEE PHOTO CAPTIONS

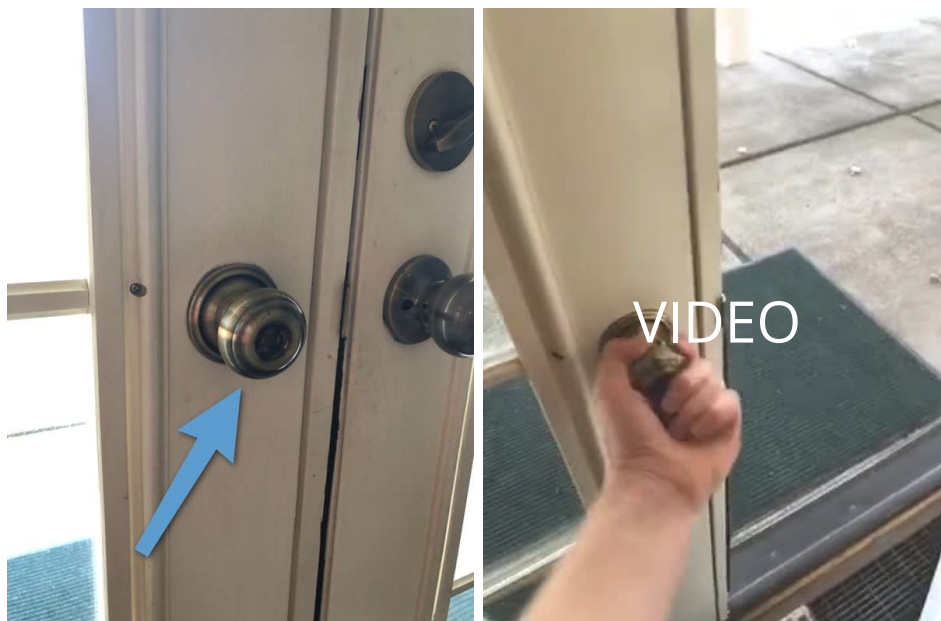
One or more pieces of door hardware was observed to be damaged or not operating correctly. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Interior Office

3.13.1 Balcony or Veranda

MOISTURE DAMAGE

SEE PHOTO CAPTIONS



Maintenance Item

Evidence of some minor moisture damaged areas were observed in the balcony structure. These areas may be categorized as either a maintenance item or a deficiency, depending upon location and extent of damage. The damage was observed at the base of the support posts. These areas should be correctly repaired and treated, as necessary to inhibit further damage.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood.

Treating and preventing dry rot is a three step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with a borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a qualified professional.



North



North



North



North



North



North

3.15.1 Stairways, Steps, Stoops, & Ramps

MOISTURE DAMAGE OR DETERIORATION

SEE PHOTO CAPTIONS

Evidence of some minor moisture damaged areas were observed in the stair structure. These areas may be categorized as either a maintenance item or a deficiency, depending upon location and extent of damage. These areas should be correctly repaired and treated, as necessary to inhibit further damage.

ADDITIONAL INFORMATION:

Dry Rot: Wood rot/dry rot is caused by biological fungal organisms that require a certain amount of moisture to thrive. The fungus digests the parts of the wood that give the wood strength and stiffness. Scraping/painting only will not stop dry rot from continuing to infiltrate the wood.

Treating and preventing dry rot is a three step process. Step 1 is to locate and stop the source of the moisture. Step 2 is to remove and replace any damaged wood that has become structurally weakened. Step 3 is to treat new and existing wood with a borate wood preservative to prevent growth of the dry rot fungus and kill any fungus already in the wood.

Recommendation

Contact a qualified professional.



North

3.16.1 Railing & Handrails

BALUSTER SPACING

SEE PHOTO CAPTIONS

The balusters of the railing and/or handrails were observed to be over-spaced for safety. Requirements vary among states and municipalities; however, the Uniform Building Code states that the balusters cannot be spaced more than 4 inches apart. This spacing is to prevent young children from squeezing between them and falling from the stairway, or getting their heads stuck between balusters. This can also be a pet safety concern for some. Consider modification to ensure safety.

Recommendation

Contact a qualified carpenter.





North



West

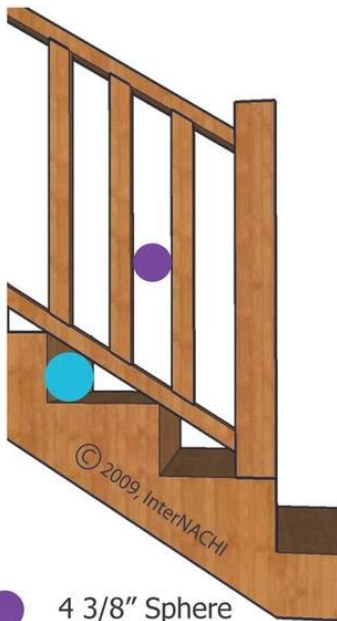
Railing



4" Sphere

REFERENCE DRAWING

Stair Railing



4 3/8" Sphere

6" Sphere

REFERENCE DRAWING

4: STRUCTURAL

Information

Inspection Method Visual, Tactile	Attic Information Attic Hatch - Interior Closet	Crawlspace Information N/A - Slab Foundation
Roof Structure: Construction 2 X 4 Engineered Trusses, 2 X 6 Engineered Trusses	Roof Structure: Condition Good	Ceiling Structure: Ceiling Structure 2 X 4 Joists
Ceiling Structure: Condition Good	Wall Structure: Structure 2 X 4 Wood	Wall Structure: Condition Good
Floor Structure: Structural Material Not Visible, Concrete Slab	Floor Structure: Basement or Crawlspace Floor N/A	Floor Structure: Sub-floor Not Visible
Floor Structure: Condition Good	Foundation - Exterior Slab: Type & Material Concrete Slab Foundation	Foundation - Exterior Slab: Structure N/A
Foundation - Exterior Slab: Condition Good	Foundation - Basement & Exterior: Type & Material None	Foundation - Basement & Exterior: Structure N/A
Foundation - Basement & Exterior: Condition N/A		

Annual Inspection Recommended

Structural systems become vulnerable and fail for various reasons, including moisture damage, settling, wood destroying pests, mechanical damage, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the structural systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Limitations

Ceiling Structure

TWO STORY

The ceiling structure for the first floor is the floor structure for the second floor. This structure is not visible after construction and cannot be determined with a non-invasive inspection. Ceiling structure for the second floor will be determined if attic access is available.

Floor Structure

TWO STORY

The ceiling structure for the first floor is the floor structure for the second floor. This structure is not visible after construction and cannot be determined with a non-invasive inspection.

5: ELECTRICAL

Information

Inspection Method Visual, Test Equipment	Service Drop Underground	Service Mast, Head, Drip Loop, & Conduit: Condition N/A
Meter & Base: Meter Type Analog	Service Entrance Conductors: Electrical Service Conductors Aluminum, Copper	Main Panel: Main Panel Location Garage
Main Panel: Panel Manufacturer General Electric	Main Panel: Overcurrent Protection Device Type Circuit Breaker	Main Panel: Panel Capacity 200 AMP
Main Service Disconnect: Location Exterior, West Side	Main Service Disconnect: Panel Type Circuit Breaker	Sub-panel: Sub-Panel Location None
Sub-panel: Sub-Panel Manufacturer N/A	Sub-panel: Sub-Panel Capacity 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 Type NM (Romex)	Lighting Fixtures (Including Ceiling Fans): Condition Good
Service Provider Pacific Power Pacific Power: 1-888-221-7070; https://www.pacificpower.net/res/moving-center.html		

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 meet current California requirements and/or standards.

CALIFORNIA CARBON MONOXIDE DETECTOR REQUIREMENTS

The California's Carbon Monoxide Poisoning Prevention Act of 2010 dictates that, starting from July 1, 2011, all residential property, 1 to 4 units must be equipped with approved carbon monoxide detector equipment.

The equipment must be approved by the California State Fire Marshal. New construction or remodels shall be hard-wired with battery back-up, interconnecting all detectors so that when one alarm sounds, they all do. Finally, Carbon Monoxide alarms are not intended and neither suitable for fire and smoke detection.

California's Carbon Monoxide Poisoning Prevention Act of 2010

A carbon monoxide detector is a plug-in device, either battery supplied or wired to alternate current that emits a highly distinctive sound when carbon monoxide is detected. A carbon monoxide detector is not the same as a smoke detector; however, if a combination detector is being installed, it should be capable of identifying both fumes with different sounds.

Every builder must install these approved devices, Cal. Health & Safety Cod17926(a), in each dwelling unit as following this applicable time period:

For all existing single-family dwelling units on or before July 1, 2011

For all other existing dwelling units, duplex/apartment/condominium complex, on or before Jan. 1, 2013. The Carbon Monoxide Poisoning Prevention Act of 2010 mandates that detectors must be installed if the residential unit has any of the following:

- Gas appliances such as gas stove, fireplace, gas water heater, etc.
- Fireplace
- An attached garage

From January 1, 2013, all multi-family units will be required to install Carbon Monoxide detectors, even if the property is listed as a rental property.

Information specific to the Act is found in the California Health and Safety Code Sections 13260 through 13263. See the California Health & Safety Code Sections 13261 & 17926.

Carbon Monoxide Detector California Code Requirements

California building code standards require that all new constructions, per section R315, mandate that the detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Under section 420 of the CBC also requires that the monoxide detector must be:

Installed outside of each separate sleeping area in the immediate vicinity of the bedroom(s) in dwelling units and on every level including basements within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Carbon Monoxide Detector Installation

Carbon monoxide detectors required by the law on the State of California should be installed properly. As a general practice carbon monoxide detectors shall be installed:

- On a wall about five feet above from floor level.
- It is recommended installing the detector at least 6 inches from all exterior walls and at least 3 feet from HVAC vents.
- Carbon monoxide detectors can be installed on ceiling; however, wall installation is recommended.
- Each floor needs its own set of monoxide detectors when required by building codes.
- It is recommended installing carbon monoxide detectors near the sleeping area.
- Follow manufacturer's recommendations or follow guidelines by Standard 720 of the National Fire Protection Association.

Carbon Monoxide Approved Manufacturers

The following is a list of carbon monoxide detectors manufacturers approved by the State Fire Marshall Office. Please check the current and updated approved manufacturers for the most recent list.

BRK BRANDS, INC.

GENTEX CORPORATION
Linear LLC
Universal Security Instruments
KIDDE SAFETY
PATRICK PLASTICS INC
QUANTUM GROUP INC

Carbon Monoxide Risk

Carbon monoxide can be deadly and extremely harmful. It is produced by burning fuels, coal, wood, oil, gas and several other petroleum-based products. It is also produced by common industrial equipment, cars, and electrical generators. Lower levels of carbon monoxide poisoning could produce:

- Headaches
- Dizziness
- Disorientation
- Nausea
- Fatigue

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](#)

Observations

5.9.1 Switches & Receptacles

OPEN NEUTRAL

SEE PHOTO CAPTIONS

One or more receptacles were observed to have an "open neutral" when tested.

What an open neutral means is that the neutral wire is may be loose, or not connected. The purpose of the neutral wire is to return the current from the device back to the source of the electricity. A loose neutral wire can cause abnormal arcing around its point of connection, sometimes resulting in the neutral wire becoming hot, heating its insulation and can even cause damage to its surroundings.

Recommend evaluation by experienced electrician.

Additionally, see the attached "[The Safe Home](#)" book for more information.

[Here is a link to a helpful website regarding many home electrical problems.](#)

Recommendation

Contact a qualified electrical contractor.



Safety Advisory



Interior Bedroom 1

6: PLUMBING

Information

Water Source

Public

Sewer

Public

**Main Water Shut-off Device:
Location**

At Curb With Meter

**Water Supply & Distribution
System: Distribution Material**

Not Visible

**Water Supply & Distribution
System: Water Supply Material**

Not Visible

**Plumbing Fixtures (Faucets,
Sinks, Toilets, etc.): Condition**

Good

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

Garage

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

Reliance

**Hot Water System - Controls,
Flue & Venting: Power
Source/Type**

Electric

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

50 gallons

**Hot Water System - Controls,
Flue & Venting: Model No.**

6 50 EORT 110

Owner's manual attached, if available.

**Hot Water System - Controls,
Flue & Venting: Serial No.**

1747108330741

**Hot Water System - Controls,
Flue & Venting: Manufacture
Date**

November 2017

**Hot Water System - Controls,
Flue & Venting: Unit Age**

1+ years

**Drain, Waste, & Vent Systems:
Material**

Not Visible

**Drain, Waste, & Vent Systems:
Washer Drain Size**

2"

**Sewer Ejector Pump System:
Location**

None

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

Not Applicable

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

None

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

Not Applicable

**Fire Suppression System:
Information**

Not Present

Service Provider

City of Mount Shasta

Contact:

City of Mount Shasta - Utilities

305 N Mt Shasta Blvd, Mt Shasta, CA 96067

(530) 926-7510

<https://mtshastaca.gov/finance/utility-billing/>
Filters, Softener, or Conditioner System

Not Present

Water filter, softener, or conditioner systems are not part of the home inspection and these systems were not inspected. Recommend having the system serviced by technician upon moving in to the house.

Annual Inspection Recommended

Plumbing systems develop problems at various points for various reasons. Plumbing leaks in walls, under sinks, in the crawlspace, and other locations can cause significant damage over time. It is recommended that an annual inspection be conducted to determine the condition of the plumbing system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

Hot Water System - Controls, Flue & Venting: Annual Maintenance Recommended

It is recommended to flush and service your water heater tank unit 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.

Observations

6.4.1 Hot Water System - Controls, Flue & Venting



TPR VALVE ROUTING

SEE PHOTO CAPTIONS

The temperature-pressure relief (TPR) valve was observed to be incorrectly routed. The discharge pipe should be installed so as to drain by gravity flow. Recommend repair or modification, as necessary.

See "[California Water Heater Checklist](#)" in attachments for more information.

Informational attachments are provided for reference purposes only, and does not imply any code violation.

Recommendation

Contact a qualified plumbing contractor.



Garage Closet

7: FUEL STORAGE & DISTRIBUTION

Information

Inspection Method Visual, Tactile	Fuel Type Kerosene	Fuel Storage: Storage Location West
Fuel Storage: Storage Type Above Ground	Main Shut Off: Location At Tank	

8: HEATING

Information

Inspection Method Visual, Tactile	Equipment: Information Electric Baseboard, Furnace	Equipment: Manufacturer Monitor, Intertherm
Equipment: Energy Source Kerosene	Equipment: Location Dining Room, Office/Bedroom	Equipment: Filters N/A
Equipment: Model No. Monitor Owners manual attached to report, if available.	Equipment: Serial No. Unknown	Equipment: Manufacture Date Unknown
Equipment: Age Unknown	Normal Operating Controls: Location of Thermostat Dining Room, Bedroom	Distribution System: Configuration N/A
Distribution System: Ductwork N/A	Presence of Installed Heat Source in Each Room: Information Present	
Equipment: Unit Age & Warranty Due to the age of the unit, the home warranty included with the inspection may not cover this unit.		
Equipment: Servicing/Cleaning It is recommended that a qualified technician clean and perform routine service of the baseboard and kerosene furnace units upon moving into the house, and annually thereafter.		

9: COOLING

Information

Inspection Method None	Cooling Equipment: Air Conditioning Information None	Cooling Equipment: Manufacturer None
Cooling Equipment: Energy Source/Type N/A	Cooling Equipment: Location N/A	Cooling Equipment: Filters N/A
Cooling Equipment: Model No. N/A Owners manual attached to report, if available.	Cooling Equipment: Serial No. N/A	Cooling Equipment: Manufacture Date N/A
Cooling Equipment: Age N/A	Normal Operating Controls: Location of Thermostat N/A	Distribution System: Configuration N/A
Distribution System: Distribution N/A	Presence of Installed Cooling Source in Each Room: Information N/A	

Limitations

Cooling Equipment

LOW AMBIENT TEMPERATURE

The air conditioning unit or system was not operated due to low ambient outdoor temperature. This may cause damage to the unit. Recommend having the unit or system serviced by a HVAC technician prior to warm season operation.

10: FIREPLACE

Information

Information Wood Burning Insert	Clean-out Doors & Frames: Condition Good	Damper Operation: Condition Good
Exterior - Hearth, Cladding, & Clearances: Condition Fair	Interior/Fire Box: Condition Good	Mantels/Lintels Above Fireplace Opening: Condition Good

Service Before Use

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

Limitations

General

NON-TECHNICAL VISUAL OBSERVATION

A visual assessment of the fireplace or wood burning insert includes the firebox, mantel and hearth, and exterior chimney. The interior chimney and flue was not inspected. This is a general visual inspection and is not technically exhaustive, and special equipment may or may not have been used. This visual only evaluation is only intended to provide basic information and education on the condition of these systems. It is strongly recommended that a specialized technician be contacted to evaluate the entire fireplace system, to include the interior chimney and flue.

This inspection provides observed conditions a the time of inspection only, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict the safety, future damage, operability, or failure of any system, component or unit.

Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

Observations

10.3.1 Exterior - Hearth, Cladding, & Clearances

 Safety Advisory

INSERT CLEARANCES

SEE PHOTO CAPTIONS

The wood burning insert may not have inadequate clearance(s) as observed. Consider installing a hearth extension for safety. Recommend care when operating to prevent sparks or cinders from landing on combustible floor.

ADDITIONAL INFORMATION: The hearth extension helps to protect your flooring from heat damage by extending a minimum of 16 inches into the room from the edge of the firebox, and a minimum of 8 inches from each side of the firebox opening.

Recommendation

Contact a handyman or DIY project



Living Room

11: WOOD STOVE

Information

Information None	Clean-out Doors & Frames: Condition N/A	Damper Operation: Condition N/A
Interior/Fire Box: Condition N/A	Hearth & Wall Clearances: Condition N/A	

12: INTERIOR

Information

Inspection Method Visual, Tactile, Operated	Doors: Type/Material Hollow Core, Wood	Doors: Condition Good
Windows: Manufacturer Unknown	Windows: Window Type Sliders, Dual Pane	Windows: Condition Good
Floors: Floor Covering Linoleum, Carpet, Hardwood	Floors: Condition Good	Walls: Wall Material Drywall, Wood
Walls: Condition Good	Ceilings: Ceiling Material Drywall, Wood, Acoustic - Type	Ceilings: Condition Good
Skylights: Condition Good	Stairways & Steps: Condition Good	Railings & Handrails: Condition Good
Kitchen Cabinets & Countertops: Cabinetry Wood	Kitchen Cabinets & Countertops: Countertops Laminate	Kitchen Cabinets & Countertops: Condition Good
Bathroom Cabinets & Countertops: Cabinetry Wood	Bathroom Cabinets & Countertops: Countertops Solid Surface Engineered	Bathroom Cabinets & Countertops: Condition Good
Shower/Tub & Enclosure: Condition Good	Central Vacuum System: Information Not Present	Laundry Room: Cabinets Wood
Laundry Room: Countertops Laminate	Laundry Room: Condition Good	Laundry Room: Dryer Power Source 220 Electric

Limitations

Shower/Tub & Enclosure

SHOWER PAN(S) NOT LEAK TESTED

The shower pan(s), if any, was NOT tested for leaking at the time of inspection. This inspection provides visual-only observations at the time of inspection, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

Observations

12.5.1 Ceilings

CRACK(S) - MINOR

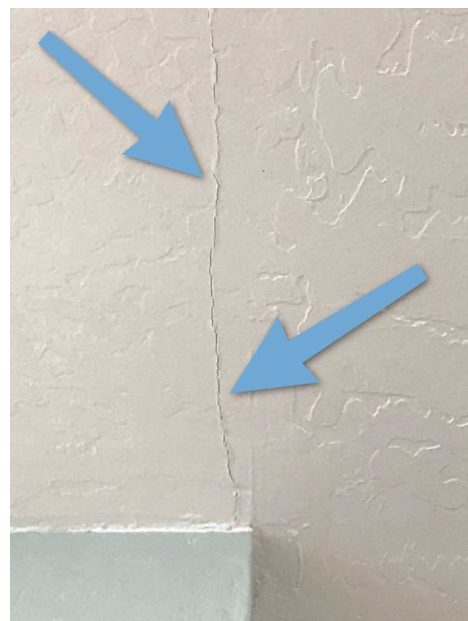
SEE PHOTO CAPTIONS

Maintenance Item

Evidence of some structural movement, or settling was observed as evidenced by one or more interior cracks. Minor movement and some cracking is typical and common in older houses; however, these cracks should still be repaired where necessary, and monitored for worsening.

Recommendation

Recommend monitoring.



Kitchen

12.6.1 Skylights

EVIDENCE OF MOISTURE PENETRATION



Maintenance Item

Evidence of leak(s) were observed at one or more skylights. Conditions were dry at the time of inspection; however, it was undetermined if the source of the moisture has been identified and corrected.

Skylights, if not properly installed, are prone to leaking. Monitor for signs of active leaks. Correct flashing around the skylights maintained in good condition is critical. Recommend ensuring prior repair; or determining source of leaks and repairing. Monitor for future leaking.

Recommendation

Recommend monitoring.



Kitchen



Kitchen

13: APPLIANCES

Information

Inspection Method Visual, Tactile, Operating Controls	Refrigerator: Manufacturer Estate	Refrigerator: Cubby Dimensions 36"W X 80"H
Refrigerator: Model No. TS25AFXKS03	Refrigerator: Serial No. SS2049106	Refrigerator: Manufacture Date May 2005
Refrigerator: Unit Age 14 years	Range/Oven Combo: Manufacturer Estate	Range/Oven Combo: Energy Source Electric
Range/Oven Combo: Model No. TES356RD	Range/Oven Combo: Serial No. RS3011343	Range/Oven Combo: Manufacture Date July 2005
Range/Oven Combo: Unit Age 14 years	Cooktop: Manufacturer None	Cooktop: Energy Source N/A
Cooktop: Model No. N/A or Unknown	Cooktop: Serial No. N/A or Unknown	Cooktop: Manufacture Date N/A or Unknown
Cooktop: Unit Age N/A or Unknown	Wall Oven: Manufacturer None	Wall Oven: Energy Source N/A
Wall Oven: Model No. N/A or Unknown	Wall Oven: Serial No. N/A or Unknown	Wall Oven: Manufacture Date N/A or Unknown
Wall Oven: Unit Age N/A or Unknown	Exhaust Hood: Manufacturer Whirlpool	Exhaust Hood: Type Re-circulate
Exhaust Hood: Model No. MH1150XMB-1	Exhaust Hood: Serial No. TR S 04 19221	Exhaust Hood: Manufacture Date January 2005
Exhaust Hood: Unit Age 14 years	Built-in Microwave: Manufacturer Whirlpool	Built-in Microwave: Model No. MH1150XMB-1
Built-in Microwave: Serial No. TR S 04 19221	Built-in Microwave: Manufacture Date January 2005	Built-in Microwave: Unit Age 14 years
Dishwasher: Manufacturer LG	Dishwasher: Model No. LDS4821ST	Dishwasher: Serial No. 101KWWZ02545
Dishwasher: Manufacture Date January 2011	Dishwasher: Unit Age 8 years	Garbage Disposal: Manufacturer ACE
Garbage Disposal: Model No. ACE 2000-2	Garbage Disposal: Serial No. 13061693375	

		Garbage Disposal: Manufacture Date N/A or Unknown
Garbage Disposal: Unit Age N/A or Unknown	Garbage Compactor: Manufacturer Whirlpool	Garbage Compactor: Model No. TUB100XTP2
Garbage Compactor: Serial No. D92509230	Garbage Compactor: Manufacture Date June 1989	Garbage Compactor: Unit Age 30 years

Refrigerator: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Range/Oven Combo: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Exhaust Hood: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Built-in Microwave: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Garbage Disposal: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Garbage Compactor: Unit Age & Warranty
Due to the age of the unit, the home warranty included with the inspection may not cover this unit.

Garbage Compactor: Average Life Expectancy
Unit was observed to be past the average expected service life for appliance category. Due to the age of the unit, it is unknown how much longer it will perform, and parts may no longer be available for repair.

14: INSULATION

Information

Inspection Method Visual, Tactile	Ceiling Insulation: Insulation Type Batt	Ceiling Insulation: Thickness or R-Value 12" Batt
Ceiling Insulation: Condition Good	Floor Insulation: Information N/A	Floor Insulation: Thickness or R-Value N/A
Floor Insulation: Condition N/A	Vapor Retarders (Crawlspace or Basement): Vapor Barrier N/A	Vapor Retarders (Crawlspace or Basement): Material N/A
Vapor Retarders (Crawlspace or Basement): Condition N/A		

15: VENTILATION

Information

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

16: GARAGE - ATTACHED

Information

Inspection Method Visual, Tactile	Garage Door: Type & Material Roll-up, Automatic, Manual	Garage Door: Automatic Door Opener Unknown
Garage Door: Insulated No	Garage Door: Condition Good	Ceiling: Ceiling Material Plywood, Drywall
Ceiling: Insulated Unknown	Ceiling: Condition Good	Walls: Wall Material Plywood, Drywall
Walls: Condition Good	Floor: Floor Material or Covering Cement	Floor: Condition Good
Windows: Manufacturer N/A	Windows: Window Type N/A	Windows: Condition N/A
Firewall Separation: Present Yes	Firewall Separation: Condition Good	Occupant Door : Self Closing Yes
Occupant Door : Fire Door Yes	Occupant Door : Condition Good	

Observations

16.4.1 Floor

SETTLING CRACKS

SEE PHOTO CAPTIONS

Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

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

See Attachments for more information about cement cracks and deterioration .

Recommendation

Contact a handyman or DIY project



Maintenance Item



Garage



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

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 serviceentrance 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.

Fuel Storage & Distribution

I. The inspector shall inspect: A. the main fuel supply shut-off valve; The inspector shall describe: A. the location of the main fuel supply shut-off valve; and B. the location of any observed fuel-storage system; The inspector shall report as in need of correction: 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.

Fireplace

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. clean-out doors and frames. II. The inspector shall describe: A. the type of fireplace. III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. clean-outs not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

Wood Stove

I. The inspector shall inspect: A. readily accessible and visible portions of the fireplaces and chimneys; B. lintels above the fireplace openings; C. damper doors by opening and closing them, if readily accessible and manually operable; and D. clean-out doors and frames. II. The inspector shall describe: A. the type of fireplace. III. The inspector shall report as in need of correction: A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; B. manually operated dampers that did not open and close; C. the lack of a smoke detector in the same room as the fireplace; D. the lack of a carbon-monoxide detector in the same room as the fireplace; and E. clean-outs not made of metal, pre-cast cement, or other non-combustible material. IV. The inspector is not required to: A. inspect the flue or vent system. B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. C. determine the need for a chimney sweep. D. operate gas fireplace inserts. E. light pilot flames. F. determine the appropriateness of any installation. G. inspect automatic fuel-fed devices. H. inspect combustion and/or make-up air devices. I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted. J. ignite or extinguish fires. K. determine the adequacy of drafts or draft characteristics. L. move fireplace inserts, stoves or firebox contents. M. perform a smoke test. N. dismantle or remove any component. O. perform a National Fire Protection Association (NFPA)-style inspection. P. perform a Phase I fireplace and chimney inspection.

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

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

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.