



Clear Choice

Thermal & Home Inspection

Home Inspection Report

**Subject: XXXX Street Place
Anyville, CA 95XXX**

For: Mr. & Mrs. Smith

Inspection Date: May 11, 2010



Clear Choice Home Inspection Services
Ken Vandervort, Certified Home Inspector

(888) 812-1616 ■ (530) 370-5583

Date: 5/19/2010

Time: 9:00 AM

Report ID: WEA740

Property:

Customer:

Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Over 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Below 65

Rain in last 3 days:
Yes

1. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Wood

Fiberglass

Insulated glass

Sliding glass

Appurtenance:

Sidewalk

Covered patio

Driveway:

Concrete

Inspection Items

1.0 WALL CLADDING, FLASHING AND TRIM

Comments: Repair or Replace

- 🏠 Recommend applying sealant around trim in various areas around house. Evidence of repairs at West side of Entry area. This area shows moisture stains on interior walls.



1.0 Picture 1 trim at back of garage

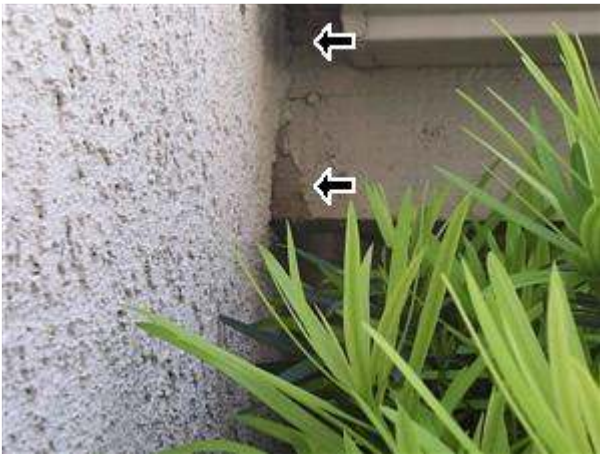


1.0 Picture 2 trim at entry

1.1 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

- 🏠 Fascia and Barge rafters could use some paint, in various areas around the house. Maintenance.



1.1 Picture 1 behind garage



1.1 Picture 2 south facing

1.2 DOORS (Exterior)

Comments: Inspected

View of Entry from front.



1.2 Picture 1 front entry

1.3 WINDOWS

Comments: Inspected

All operate and secure.

1.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

Drainage appears adequate.



1.5 Picture 1 vegetation

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Inspection Items

2.0 SERVICE ENTRANCE LINES

Comments: Inspected

Service entrance lines are underground, and not visible except at entrance to Main panel.

2.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Comments: Inspected

Grounding wire is present inside main panel, but not visible to confirm presence of UFER rod. (inside wall)

2.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

Wire size and circuit breaker amperage is good. It was noted that all wire used for 220 volt appliances, is Aluminum wire.



2.2 Picture 1 main panel

2.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Comments: Repair or Replace

- 🏠 Garbage disposer in kitchen did not operate with the switch. Recommend further inspection/repair by a qualified Electrician.

2.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

2.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

2.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main panel located on the West side of the house.

2.7 SMOKE DETECTORS

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

Wood

Ceiling Structure:

2x4 engineered truss

Inspection Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

Foundation is a poured concrete slab, no crawlspace exists.

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Not Present

3.3 FLOORS (Structural)

Comments: Inspected

Concrete slab, no deficiencies noted.

3.4 CEILINGS (structural)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Water Heater Power Source:

Gas (quick recovery)

Water Filters:

None

Washer Drain Size:

2" Diameter

Water Heater Capacity:

50 Gallon (2-3 people)

Plumbing Water Supply (into home):

Copper

Plumbing Waste:

ABS

Manufacturer:

A.O. SMITH

Inspection Items

4.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Water tested at 62 lbs. Pressure regulator is present. Main water shut-off valve in two locations. Valve at SE corner of garage, and another shut-off valve with the water meter, located at the SE corner of the lot.



4.0 Picture 1 water pressure at 62 lbs

4.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

4.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

- 🏠 There is a screw coming out from the control valve cover plate in the master bathroom shower. Supply line for ice maker has a kink in it. No leaks are present at this time, but this is a weak point in the supply line. Toilet in Hall Bathroom is mounted loosely to the floor. Flush handle on toilet in shared Bathroom sticks, allowing water to run continuous. Master bath tub cold water handle is not fixed to the control valve. Recommend repair by a qualified person.



4.2 Picture 1 master shower valve



4.2 Picture 2 water supply to ice maker

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

Water heater is positioned up on an 18" pedestal, is seismic strapped, has a fuel shut-off valve at location of appliance, and Temperature and pressure relief valve is piped to the outside. Flue pipe is well supported. Hot water system has a Circulation Pump installed, which eliminates waiting time for hot water to reach distant fixtures.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main fuel shut-off valve is located with the gas meter at the West side of the house.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:

Concrete
Tile

Chimney (exterior):

Masonry Stucco

Method used to observe attic:

Crawled

Viewed roof covering from:

Walked roof

Roof Structure:

Engineered wood trusses
Plywood
Sheathing

Attic info:

Scuttle hole

Sky Light(s):

None


Roof-Type:

Hip

Inspection Items

5.0 ROOF COVERINGS

Comments: Repair or Replace

 It was noted at time of inspection, that there are several roof tiles with cracked corners, and a few tiles that are cracked in half. Also noted that a few ridge caps have come loose. Recommend repair by a qualified contractor. Recommend trimming the tree back to clear the roofing.



5.0 Picture 1 cracked tile



5.0 Picture 2 exposed roof sheathing



5.0 Picture 3 overgrown tree limbs



5.0 Picture 4 loose ridge cap



5.0 Picture 5 loosely fitted ridge cap

5.0 Picture 6 loose ridge cap

5.1 FLASHINGS

Comments: Inspected

Kick out flashings are used throughout.



5.1 Picture 1 kick out flashing

5.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

5.3 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

- 🏠 Gutter located on the back of the garage, has sagged down on the left side, downspout is on the right side. Recommend repair by a qualified person.



5.3 Picture 1 sagging gutter

5.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Cellulose
Approximate
R-30 or better

Dryer Power Source:

220 Electric

Ventilation:

Soffit Vents

Dryer Vent:

Flexible Metal

Exhaust Fans:

Fan only
Window

Floor System Insulation:

Concrete slab floor

Inspection Items

6.0 INSULATION IN ATTIC

Comments: Repair or Replace

- 🏠 Rodent activity was noted in the attic area. Entrance is through small holes at rafter framing blocks at the back side of the house. Insulation appears to be blown-in Cellulose, at approximately 10 inches deep (R 30 to R 38). Insulation is thin over the shared bathroom, and is lacking in an area over the family room. Recommend repair by a qualified person.



6.0 Picture 1 rodent activity



6.0 Picture 2 rodent activity



6.0 Picture 3 lack of insulation

6.0 Picture 4 thin insulation

6.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

Floor is a poured concrete slab. I am unable to determine was kind of insulation and vapor retarders were used during time of construction.

6.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

Ventilation is through soffit vents, and appears adequate.

6.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Kitchen, Laundry room, and Bathrooms all have exhaust fans that vent to the outside area.



6.3 Picture 1 fan vents

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Garage

Styles & Materials

Garage Door Type:

One manual
One automatic

Garage Door Material:

Insulated
Light inserts
Metal

Inspection Items

7.0 GARAGE CEILINGS

Comments: Inspected
Finished drywall ceilings.

7.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected
Walls are finished with drywall.

7.2 GARAGE FLOOR

Comments: Inspected
Concrete slab floor in good condition.

7.3 GARAGE DOOR (S)

Comments: Inspected
Doors are metal with insulation. One is automatic, one is manual. Good condition.

7.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected
Door is fire rated, solid core. Has self closing hinges installed that fully close the door on its own. Weather stripping is in good condition.

7.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected
Operated as intended. Reversed when met with approx. 25 pounds of resistance. Also reversed when light beam was interrupted.

7.6 GARAGE OCCUPANT EXIT DOOR

Comments: Inspected

8. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Range/Oven:
GENERAL ELECTRIC

Disposer Brand:
BADGER

Built in Microwave:
GENERAL ELECTRIC

Exhaust/Range hood:
NUTONE

Refrigerator:
GENERAL ELECTRIC

Inspection Items

8.0 DISHWASHER

Comments: Inspected

Ran through complete cycle, no leaks or abnormal noises noted. Roller track for upper dish rack has come off. Recommend repair by a qualified person.

8.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

All operated as intended, with exception to the Left Front burner. It does not warm up on the LOW setting.



8.1 Picture 1 view of kitchen


8.2 RANGE HOOD

Comments: Inspected

Vented. Operated as intended.

8.3 FOOD WASTE DISPOSER

Comments: Repair or Replace

 Disposer did not function. Unable to determine if problem is in the switch or the disposer motor. Recommend repair by a qualified person.

8.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

8.5 REFRIGERATOR

Comments: Inspected

Refrigerator was operating as intended at time of inspection. Door seals appear to be functioning properly

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this

report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Tile

Interior Doors:

Hollow core

Raised panel

Window Types:

Thermal/Insulated

Sliders

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Corian

Inspection Items

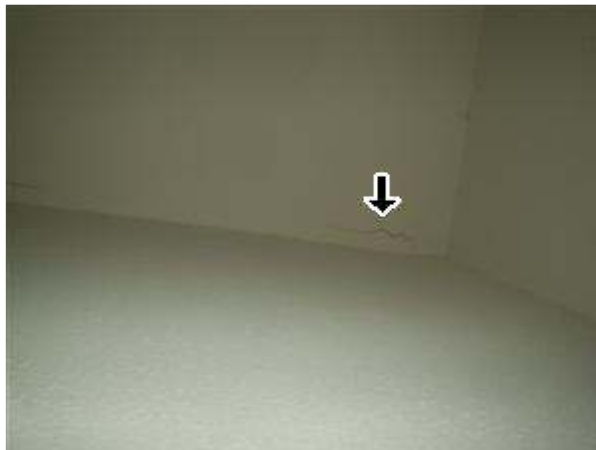
9.0 CEILINGS

Comments: Inspected

Cracks in ceiling drywall in various areas appear to be settling cracks, and not structural.



9.0 Picture 1 view of family room

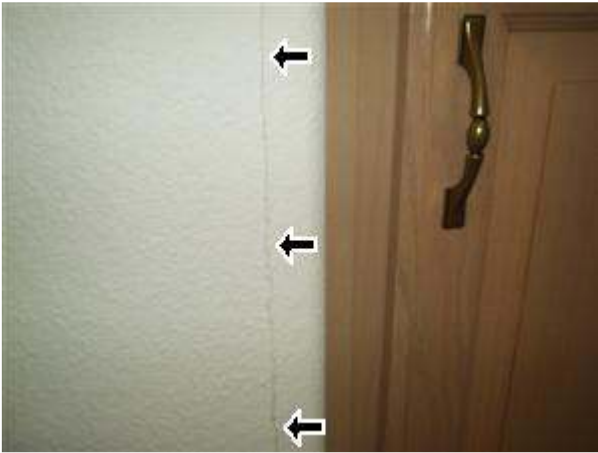


9.0 Picture 2 entry closet ceiling

9.1 WALLS

Comments: Inspected

🏠 Various settling cracks noted to wall corners. Moisture stains noted in the SE bedroom at the baseboard. Moisture was apparently intruding from beneath the gutter on the exterior of the wall. A repair has been completed for this area.



9.1 Picture 1 dining room



9.1 Picture 2 dining room



9.1 Picture 3 SE bedroom

9.2 FLOORS

Comments: Inspected

🏠 Tile at entry is missing grout in a couple of lines. Grout is water stained in the low lying area of the patio. Unable to determine if the water came from watering inside plants, or seeped in from the outside.



9.2 Picture 1 missing grout



9.2 Picture 2 patio floor

9.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

Moisture stains noted to the under cabinet sink areas of the kitchen and the laundry room. No leaks were noted at time of inspection.



9.3 Picture 1 kitchen cabinet



9.3 Picture 2 laundry cabinet

9.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

- 🏠 Double doors in master bedroom, and family room, have stiff slide locks for the stationary door. Door knob at entry does not function as intended.

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Window sills in master bedroom show signs of past moisture.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

GOODMAN

Cooling Equipment Energy Source:

Electricity

Energy Source:

Gas

Ductwork:

Insulated

Central Air Manufacturer:

GOODMAN

Number of Heat Systems (excluding wood):

Two

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Number of AC Only Units:

One

Inspection Items

10.0 HEATING EQUIPMENT

Comments: Inspected

Rated at 120,000 BTU. Furnace igniter, burners, flue all appear in good working order. The furnace has an AFUE rating of 92.6. The highest score is 97. (annual fuel utilization efficiency)

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

10.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

10.4 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

Comments: Inspected

10.5 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

Compressor/Condenser is located at the west side of the house. There is a 60 amp "pull type" fuse breaker at the location.



10.5 Picture 1 circuit breaker

10.6 NORMAL OPERATING CONTROLS

Comments: Inspected

10.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Number of Woodstoves:

None

Inspection Items

11.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Comments: Inspected

Chimney appears in good condition, sealed up well. Chimney was visually inspected from the lower end only, and appears clean. The cap is fastened securely to the chimney.



11.0 Picture 1 chimney cap

11.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

11.2 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

Gas fireplace operated as intended. Operation requires an igniter stick, while turning the gas on.



11.2 Picture 1 view of family room

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

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General Summary



Clear Choice Home Inspection Services

P.O. Box 417
Berry Creek, CA 95916
Office (888) 812-1616
Cell (530) 370-5583
Fax (530) 589-1492

Customer


Property Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior


1.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

-  Recommend applying sealant around trim in various areas around house. Evidence of repairs at West side of Entry area. This area shows moisture stains on interior walls.

1.1 EAVES, SOFFITS AND FASCIAS


Inspected

-  Fascia and Barge rafters could use some paint, in various areas around the house. Maintenance.

2. Electrical

2.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)


Repair or Replace

-  Garbage disposer in kitchen did not operate with the switch. Recommend further inspection/repair by a qualified Electrician.

4. Plumbing

4.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Inspected

-  There is a screw coming out from the control valve cover plate in the master bathroom shower. Supply line for ice maker has a kink in it. No leaks are present at this time, but this is a weak point in the supply line. Toilet in Hall Bathroom is mounted loosely to the floor. Flush handle on toilet in shared Bathroom sticks, allowing water to run continuous. Master bath tub cold water handle is not fixed to the control valve. Recommend repair by a qualified person.

5. Roof


5.0 ROOF COVERINGS

Repair or Replace

-  It was noted at time of inspection, that there are several roof tiles with cracked corners, and a few tiles that are cracked in half. Also noted that a few ridge caps have come loose. Recommend repair by a qualified contractor. Recommend trimming the tree back to clear the roofing.

5.3 ROOF DRAINAGE SYSTEMS


Repair or Replace

-  Gutter located on the back of the garage, has sagged down on the left side, downspout is on the right side. Recommend repair by a qualified person.

6. Insulation and Ventilation

6.0 INSULATION IN ATTIC


Repair or Replace

-  Rodent activity was noted in the attic area. Entrance is through small holes at rafter framing blocks at the back side of the house. Insulation appears to be blown-in Cellulose, at approximately 10 inches deep (R 30 to R 38). Insulation is thin over the shared bathroom, and is lacking in an area over the family room. Recommend repair by a qualified person.

8. Built-In Kitchen Appliances

8.3 FOOD WASTE DISPOSER


Repair or Replace

-  Disposer did not function. Unable to determine if problem is in the switch or the disposer motor. Recommend repair by a qualified person.

9. Doors, Windows and Interior

9.1 WALLS

Inspected

-  Various settling cracks noted to wall corners. Moisture stains noted in the SE bedroom at the baseboard. Moisture was apparently intruding from beneath the gutter on the exterior of the wall. A repair has been completed for this area.

9.2 FLOORS


Inspected

-  Tile at entry is missing grout in a couple of lines. Grout is water stained in the low lying area of the

patio. Unable to determine if the water came from watering inside plants, or seeped in from the outside.

9.4 DOORS (REPRESENTATIVE NUMBER)

Inspected

-  Double doors in master bedroom, and family room, have stiff slide locks for the stationary door. Door knob at entry does not function as intended.

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. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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