

Home Inspection Report



3411 Lemurian Road, Redding CA

Prepared by:

Riley Johnson, CCI

Shasta Home Inspections, LLC
530-945-6292 Shastainspections@gmail.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Table of Contents

REPORT DEFINITIONS & SCOPE	3
INSPECTION INFORMATION	4
FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS	8
EXTERIOR	9
ROOF COVERINGS	13
ATTIC AND ROOF FRAMING	14
PLUMBING	15
ELECTRICAL	18
HEATING AND COOLING SYSTEMS	20
FIREPLACES & CHIMNEYS	21
BUILDING INTERIOR	22

REPORT DEFINITIONS & SCOPE

Thank you for selecting **Shasta Home Inspections, LLC** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

We are a proud member of **CREIA** (California Real Estate Inspection Association), the major professional organization for property inspectors in California. **CREIA** requires members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Shasta County, Tehama County, Butte County, Glenn County, and Trinity County.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

A real estate inspection includes the readily accessible systems and components or a representative number of multiple or similar components listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

REPORT DEFINITIONS

SAFETY CONCERNS	[SC] Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.
FURTHER EVALUATION	[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.
CORRECTIONS RECOMMENDED	[CR] Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.
RECOMMENDED UPGRADE	[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E. FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555

CLIENT & SITE INFORMATION

FILE/DATE/TIME	File #: 10924. Date: 3/20/24. Time: 10:00am.
CLIENT NAME	Dawn Glenn and Robert Dreiling.
<u>CLIENT EMAIL</u>	dawnster77@frontier.com .
BUYER'S AGENT	Bryan Chamberlin.
LISTING AGENT	Tom Miceli.
WEATHER/SOIL	Weather conditions during the inspection: partly cloudy, 60-70 degrees and the ground is dry.

BUILDING CHARACTERISTICS

MAIN ENTRY	Faces: North.
DESCRIPTION	Reportedly built in 2016, single-family residence.

UTILITIES

ELECTRICITY	Municipal.
GAS	Natural gas, municipal.
WATER/SEWER	Supply: Municipal water. Waste: Sewer.
UTILITIES	All utilities on.

OTHER INFORMATION

PEOPLE PRESENT	People present: buyer's agent.
BUILDING OCCUPIED	The building is occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
INSPECTED BY	Riley Johnson.
COMMENTS	Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES

IMPORTANT INFORMATION	[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance. [NOTE] Line item numbers within report are for reference and identification purposes only.
-----------------------	--

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.

[NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.

[NOTE] Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

[NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

**ENVIRONMENTAL
CONCERNS**

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further

study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers/Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be *inspected*:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material defects* discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

101 FOUNDATION TYPE(S)

Foundation types: Concrete slab on grade.

102 EXTERIOR

The observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement.

103 INTERIOR

The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

SECTION 1

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing *components* or reinforcing systems.
2. *Determine* the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201 SITE GRADING	Flat site.
202 DRIVEWAY(S)	Materials: concrete.
204 WALKWAY(S)	Materials: concrete.
206 MAIN ENTRY	Materials: concrete.
207 PATIO(S)	Materials: concrete.
208 PATIO COVER(S)	Materials: metal posts and roof.
209 SITE DRAINAGE	Surface and underground drains.
210 SIDING	Materials: stucco, fiber-cement siding.
211 VENEER(S)	Materials: faux stone.
212 EXTERIOR TRIM	Materials: wood.
213 DOOR(S)	Materials: wood/metal.
214 WINDOW(S)	Materials: Vinyl, horizontal/vertical sliding, double-pane thermal windows are present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

216 SITE GRADING	The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.
217 DRIVEWAY(S)	The driveway appeared functional.
219 WALKWAY(S)	The walkways appeared functional.
223 MAIN ENTRY	The entry/porch appeared functional.
224 PATIO(S)	The patio appeared functional.
225 PATIO/DECK COVER(S)	The patio /deck cover appeared functional
227 SITE DRAINAGE	[NOTE] There are surface and underground drainage systems installed, they were not water tested during the inspection. We make no representations as to

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

their effectiveness and recommend their operation be evaluated during adverse weather. We recommend all drains be cleaned on a regular basis.

SIDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

- 238 STUCCO CLADDING** The stucco siding appeared functional, [CR] Cracks observed in areas of the stucco siding. Cracks are improperly sealed with silicone-type sealant. Recommend sealing with appropriate product.



Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling



This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

**241 FIBER-CEMENT SIDING**

The fiber-cement siding appeared functional.

248 EXTERIOR TRIM

The observed exterior trim materials appeared functional.

249 EAVE(S)/SOFFIT(S)

The observed eave and soffit materials appeared functional.

250 FASCIA(S)

The observed fascia materials appeared functional.

251 LANDSCAPING

[\[CR\]](#) Maintenance, trimming or removal of vegetation is needed at areas of the property to prevent overgrowth and encroachment onto the building.



EXTERIOR DOORS AND WINDOWS

253 DOOR(S)

The doors viewed from the exterior appeared functional with exceptions within report. [CR]
Exterior wood door frame(s) damaged near base of frame.



254 WINDOW(S)

The windows viewed from the exterior appeared functional.

OUTSIDE THE SCOPE OF THE INSPECTION

257 FENCING/GATE(S)

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

262 STORAGE SHED(S)

[FE] These structure(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade. Any comments made are as a courtesy only.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect* systems or components

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations
5. Skylights

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

301 INSPECTION METHOD

The inspector walked on the roof and viewed the accessible roofing components.

302 ROOF COVERING(S)

Materials: fiberglass/asphalt composition shingles.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

- 303 ROOF LAYER(S) 1 layer observed.
- 304 ROOF DRAINAGE Materials: metal rain gutters.

ROOF COVERINGS

- 306 COMP. SHINGLES The observed areas of the roof surface appeared functional. Periodic inspection and maintenance is recommended.

ROOF DRAINAGE SYSTEMS

- 317 ROOF DRAINAGE The observed areas of the roof drainage system appeared functional.
- 318 DOWNSPOUT(S) The observed downspouts appeared functional.

FLASHINGS

- 320 FLASHING(S) The observed flashings appeared functional.

PENETRATIONS

- 322 PENETRATION(S) The observed roof penetrations appeared functional.
- 323 FLUE PIPE(S) The observed exhaust flue pipes and weather caps appeared functional.

SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

- 401 ATTIC ACCESS(S) Access: 1 Location: laundry room hatch in ceiling.
- 402 ROOF FRAMING Framing types: factory-built trusses.
- 403 ROOF SHEATHING Materials: foil backed oriented strand board (OSB)/(wafer board)
- 404 INSULATION Materials: blown-in.
- 405 VENTILATION Vent types: soffit, ridge.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

FRAMING AND SHEATHING

406	ROOF FRAMING	The observed areas of the roof framing appeared functional.
408	ROOF TRUSS(S)	The observed areas of the roof trusses appeared functional.
411	CEILING JOIST(S)	Ceiling joists not observable due to insulation.
412	ROOF SHEATHING	The observed areas of the roof sheathing appeared functional.

ACCESS OPENING(S) AND ACCESSIBILITY

414	ATTIC ACCESS(S)	The attic examination is conducted from the opening only due to limited access.
-----	-----------------	---

VENTILATION

416	VENTILATION	The observed attic ventilation appeared adequate.
-----	-------------	---

INSULATION

418	INSULATION	The observed attic insulation appeared functional.
-----	------------	--

SECTION 4

B. The Inspector is not required to:

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

501	MAIN WATER LINE	Materials: Not visible.
502	WATER SHUTOFF	The main water shutoff valve is located near the street, under service cover.
503	WATER PIPING	Materials: cross-linked polyethylene pipe (PEX) observed.
504	WASTE LINES	Materials: PVC plastic piping observed.
505	GAS SHUTOFF	The gas shut-off valve is located at the left side of the building

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

WATER SUPPLY PIPING

- 506 WATER SHUTOFF** The main water shutoff valves are outside the scope of the inspection and are not tested.
- 507 WATER PIPING** The observed water supply piping appeared functional. Water pressure at an exterior hose faucet tested at 65 psi.

DRAIN, WASTE AND VENT PIPING

- 508 DRAINS** The observed drain pipes are functional.
- 509 WASTE PIPING** The observed waste piping appeared functional.
- 510 VENT PIPING** The observed areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

- 512 SINK FAUCET(S)** The faucets and piping appeared functional.
- 513 HOSE FAUCET(S)** The accessible hose faucets are functional.
- 514 SINK(S)** The observed and accessible sinks appeared functional.
- 515 TOILET(S)** The toilets functioned.
- 518 TUB(S)/SHOWER(S)** The tub/shower appeared functional, with exceptions. [\[CR\]](#) The stopper mechanism is defective/missing parts.



[\[CR\]](#) The flexible shower sprayer hose is leaking at fittings.



Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

[CR] The stopper mechanism is defective/missing parts.

[CR] The bath/shower handle is loose.



FUEL GAS PIPING

- 523 GAS SHUTOFF The supply shutoff appeared functional, we do not operate these devices.
- 524 GAS PIPING The observed areas of the gas piping appeared functional.

WATER HEATER INFORMATION

- 527 LOCATION(S) The water heater is located in the garage.
- 528 BRAND NAME(S) State.
- 529 MANUFACTURE DATE 2016 based on the ID tag information.
- 530 SIZE / GALLONS 50 gallon based on the ID tag information.
- 531 ENERGY TYPE(S) Electric hybrid/heat pump.

WATER HEATER CONDITIONS

- 534 SUPPLY PIPING The shutoff valve and observed water supply connectors appeared functional and are insulated to minimize heat loss.
- 535 "T & P" VALVE(S) A temperature & pressure relief valve and discharge line are installed. The discharge line extended to the exterior and terminated close to the ground facing downward.
- 536 TANK(S) The water heater tank appeared functional.
- 537 SEISMIC BRACING The water heater is double strapped and stabilized/blocked to resist movement.
- 538 COMBUSTION AIR A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
- 541 ELEVATION(S) The water heater is an electric type that did not require the ignition source/pilot light to be elevated above the floor.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 FUNCTIONAL FLOW A number of fixtures were operated simultaneously with a functional water flow.
- 545 FUNCTIONAL DRAINAGE [FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction.

CROSS-CONNECTIONS

547 CROSS-CONNECTIONS

There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

OUTSIDE THE SCOPE OF THE INSPECTION

553 FIRE SPRINKLER(S)

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance. Note: These systems require regular inspections and testing every 5 years. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's maintenance.



556 SPRINKLERS AND IRRIGATION

[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation.

SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting *fixtures*.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

601	SERVICE TYPE	Underground.
602	MAIN PANEL	Located at the left side of the building.
603	SERVICE RATING	120/240 volt system, rated at 200 amps.
604	SERVICE WIRING	Materials: not observable in the main panel.
605	CIRCUIT WIRING	Materials: copper observed in the main panel.
606	DISCONNECT TYPE	Circuit breakers.

SERVICE EQUIPMENT

607	SERVICE WIRING	The underground service lateral is not observable to inspect.
608	CAPACITY	The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

610	GROUND TYPE(S)	The grounding connection not observed.
-----	----------------	--

DISTRIBUTION PANELS

613	MAIN PANEL	The main panel appeared functional.
614	WORKMANSHIP	The wiring within the panel appeared functional.

WIRING TYPES AND METHODS

621	WIRING TYPE(S)	Materials: copper non-metallic sheathed cable and conduit observed.
622	CIRCUIT WIRING	The observed areas of the branch circuit wiring appeared functional.

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

625	SWITCHES	The accessible switches are functional.
627	GROUNDING RECEPTACLE(S)	The accessible receptacles are functional.
628	LIGHT(S)/FIXTURE(S)	The lights are functional.
629	CEILING FANS	The ceiling fans and lights are functional
630	GFCI DEVICE(S)	GFCI protection devices are located in the following areas: Kitchen, garage, exterior and bathrooms.
631	AFCI DEVICE(S)	AFCI protection devices are located in the main electrical panel.

SECTION 6

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters.
2. Remove cover plates.
3. *Inspect de-icing systems or components*
4. *Inspect private or emergency electrical supply systems or components*

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

We recommend that all material defects documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)	The unit is located in the attic.
702 BRAND	Bryant.
703 MANUFACTURE DATE	2016 based on the ID tag information
704 TYPE & FUEL	Forced air natural gas fired system.
706 FILTER TYPE(S)	Disposable.

HEATING EQUIPMENT AND OPERATION

708 HEATING UNIT(S)	The furnace functioned.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchanger is not observable to inspect without dismantling the unit, which is beyond the scope of the inspection.
711 BLOWER / FILTER(S)	The central heating/cooling filter is installed and appears clean.
712 RETURN/SUPPLY PLENUM(S)	The plenum appeared functional.
713 COMBUSTION AIR	The combustion air supply for the furnace appeared adequate.
714 VENTING SYSTEM(S)	The observed areas of the flue vent piping are intact and secured at the connections.
715 THERMOSTAT(S)	The thermostat was operated and the system responded.

COOLING EQUIPMENT INFORMATION

717 LOCATION(S)	The unit is located at the exterior, grade level.
718 BRAND	Bryant.
719 MANUFACTURE DATE	2016 based on the ID tag information

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

720 SYSTEM TYPE(S) "Split system" The condensing unit and evaporator coils are at different locations.

COOLING EQUIPMENT AND OPERATION

723 CONDENSING UNIT(S) The condensing unit appears functional.

724 SYSTEM CONDITION(S) The system responded to normal operating controls and a temperature differential between the supply and return air grills is within the normal range of (15 - 20) degrees.

725 THERMOSTAT(S) The thermostat was operated and the system responded.

ENERGY SOURCE CONNECTIONS

727 HEATING EQUIPMENT The gas shutoff valve and flexible gas connector appeared functional

728 CENTRAL COOLING EQUIPMENT An electrical disconnect is present, in sight of and providing power to the condensing unit.

CONDENSATE DRAINAGE

730 CONDENSATE DRAIN(S) The observed areas of the condensate drain line(s) appeared functional.

CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S) Plastic covered and insulated flexible ducting.

733 DUCT CONDITIONS The observed areas of the conditioned air ducts appeared functional.

734 REGISTER(S) & GRILL(S) There is air movement from the air register(s)/grill(s)

SECTION 7

B. The Inspector is not required to:

1. *Inspect* heat exchangers or electrical heating elements.
2. *Inspect* non-central air conditioning units or evaporative coolers.
3. *Inspect* radiant, solar, hydronic or geothermal *systems* or *components*.
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*.
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

FIREPLACES & CHIMNEYS

SECTION 8

A. Items to be inspected:

1. Chimney exterior.
2. Spark arrestor.
3. Firebox.
4. Damper.
5. Hearth extension.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

© 2003-2015 All Rights Reserved. Shasta Home Inspections, LLC (530) 945-6292.

This report is not to be used for the purposes of substitute disclosure.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FIREPLACE/GAS APPLIANCE/WOOD BURNING STOVE INFORMATION

801 LOCATION(S) Locations: living room.
804 CHIMNEY(S) Materials: direct vent through the exterior wall.

MANUFACTURED SOLID-FUEL OR GAS-BURNING APPLIANCES

813 GAS-BURNING The gas-burning appliance appeared functional.

SECTION 8

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors.
2. *Inspect* fireplace inserts, seals and gaskets.
3. *Operate* any fireplace or *determine* if the fireplace can be safely used

BUILDING INTERIOR

SECTION 9

A. Items to be *inspected*:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.
4. *Permanently installed* cabinets.
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste [disposers] disposals.
6. Absence of smoke alarms and carbon monoxide alarms.
7. Vehicle doors and openers.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

901 ROOMS INSPECTED All.
902 WALL(S)/CEILING(S) Materials: drywall.
903 FLOOR(S) Materials: carpet, tile.

WALLS, CEILINGS AND FLOORS

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

- 907 WALL(S)/CEILING(S)** The observed areas of the walls and ceiling appeared functional with exceptions.
[FE] Prior drywall repairs observed.



- 908 CLOSET(S)** The closets are functional.
- 909 CARPET FLOORING** The observed areas of the carpet appeared functional with exceptions.
[CR] The carpet is soiled/stained.



- 910 TILE FLOORING** The observed areas of the tile floor appeared functional.
- 914 COMMENTS:** Note: new interior paint observed. This may conceal prior repairs/patching/stains.

DOORS AND WINDOWS

- 915 INTERIOR DOOR(S)** The doors are functional.
- 916 EXTERIOR DOOR(S)** The doors are functional.
- 917 WINDOW(S)** The accessible windows are functional.

SAFETY GLAZING SUBJECT TO HUMAN IMPACT

- 921 SAFETY GLAZING** Safety glass markings observed on the glass pane(s) at the locations subject to human impact.

CABINET AND COUNTERTOP SURFACES

- 927 CABINET(S)** The cabinet(s) are functional.
- 928 COUNTERTOP(S)** The countertop(s) are functional.

KITCHEN APPLIANCE & COMPONENT INFORMATION

930	COOKTOP(S)	A gas cooktop/range.
931	EXHAUST VENT(S)	Up draft system.
932	OVEN(S)	Gas oven.
933	DISHWASHER(S)	1 present.
934	DISPOSAL(S)	1 present.
935	MICROWAVE(S)	Present.
939	REFRIGERATOR(S)	Present.

KITCHEN APPLIANCE & COMPONENT CONDITION

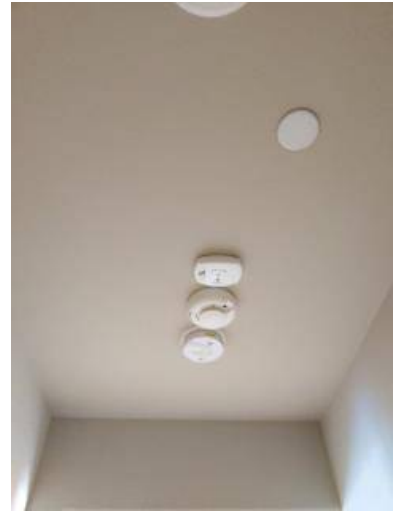
944	COOKTOP(S)	The cooktop/range burners functioned.
945	EXHAUST VENT(S)	The exhaust fan and light functioned.
946	OVEN(S)	The oven functioned.
947	DISHWASHER(S)	The dishwasher(s) functioned with normal controls. Washing performance and filters/internal components are not evaluated.
948	GARBAGE DISPOSAL(S)	The garbage disposal(s) functioned.
949	MICROWAVE(S)	The microwave oven functioned, heating performance not evaluated.
952	REFRIGERATOR(S)	[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional regarding the operation and maintenance of this system. Note: water supply lines/valves are not evaluated. Refrigerators are not moved during the inspection. Wall and floor surfaces concealed by refrigerator are not evaluated.

SMOKE DETECTORS

959	SMOKE DETECTOR(S)	Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently. We recommend installing to current building standards the photoelectric (not ionization) type smoke detectors
-----	-------------------	---

Inspection Report Exclusively For: Dawn Glenn and Robert Dreiling

- 960 CARBON MONOXIDE ALARM(S)/DETECTOR(S)** Carbon monoxide alarm(s)/detector(s) are installed. Refer to manufacturers installation guidelines for proper installation locations.



LAUNDRY COMPONENT & EQUIPMENT INFORMATION

- 960 WASHER SERVICE** Present.
- 961 DRYER SERVICE** There is a gas stub-out and a 220-volt receptacle for a dryer.
- 962 DRYER VENT(S)** Present.

LAUNDRY COMPONENT & EQUIPMENT CONDITION

- 963 WASHER SERVICE** The laundry faucets appear functional, no leaks observed, a machine is connected. We do not operate the faucets. Note: water supply lines/valves are not evaluated. Appliances are not moved during the inspection. Wall and floor surfaces concealed by appliances are not evaluated. Operation of laundry appliances is outside the scope of this inspection.
- 964 DRYER SERVICE** There is both gas and 220 volt electric hookups for a dryer. **[SC]** Gas line is not capped at the shutoff valve/connector.



- 965 DRYER VENT(S)** Dryer venting is provided and terminated at the roof. **[CR]** The dryer vent hood at the roof needs cleaning.

GARAGE COMPONENT & EQUIPMENT INFORMATION

- 967 TYPE & LOCATION(S)** Garage; attached, two car.

969 GARAGE DOOR(S) Door types: metal sectional

GARAGE COMPONENT & EQUIPMENT CONDITION

- 971 GARAGE FLOOR(S) The observed areas of the garage floor appeared functional with exceptions.
 [FE] The floor is not fully observable, due to stored items. We recommend checking these areas after the stored items are removed.



- 972 GARAGE DOOR(S) The garage door(s) were operated and appeared functional.
- 973 DOOR OPENER(S) The automatic garage door opener(s) are operational and the automatic reversing system(s) functioned when the door(s) hit a 1 1/2 inch object placed in its path on the ground while closing. The secondary safety system (electric eyes) functioned.
- 974 FIRE SEPARATION WALL(S) The observed areas of the garage firewall/ceiling appeared functional.
- 975 FIRE SEPARATION DOOR(S) The door between the garage and living space appeared to be a fire-resistant door and is self-closing.

COMMENTS

[FE] We recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades before the close of the inspection contingency period.

SECTION 9

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Determine* whether a *building* is secure from unauthorized entry.
3. *Operate* test or determine the type of smoke or carbon monoxide alarms or vehicle door safety devices.
4. Use a ladder to *inspect* systems or components.