

Home Inspection Report



435 Springer Drive, Redding CA

Prepared by:

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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*.

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.

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.

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

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.

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 #: 10788. Date: 12/20/23. Time: 10:30am.
CLIENT NAME	Peyton Gordon.
BUYER'S AGENT	Matthew Metz.
LISTING AGENT	Jayne Dreyer.
WEATHER/SOIL	Weather conditions during the inspection: overcast, 50-60 degrees and the ground is wet.

BUILDING CHARACTERISTICS

MAIN ENTRY	Faces: Northwest.
DESCRIPTION	Reportedly built in 1990, 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: listing agent, buyer's agent, wood-destroying pest inspector.
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. [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
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Inspection Report Exclusively For: Peyton Gordon.

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.
210	SIDING	Materials: stucco.
212	EXTERIOR TRIM	Materials: wood.
213	DOOR(S)	Materials: wood/metal.
214	WINDOW(S)	Materials: Metal, 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, except where otherwise documented in this report, [CR] The yard grading at areas around the building are not adequately sloped away from or slope towards the building. [CR] Ponding water observed at areas of yard. We recommend installation of additional surface drains and/or grading improvements as necessary. [Note] the lot is lower than adjacent lots. During heavy rains, storm water accumulation on the lot may be unavoidable. This may cause storm water to collect near the structure. Monitor condition during heavy rains.
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[CR] The raised planter enclosure adjacent to the foundation area has been added, which now raises the soil level at the foundation. This condition is conducive to moisture intrusion and deterioration.



[FE] Seasonal creek present near building. We are unable to determine whether creek is capable of flooding and affecting subject property. We recommend inquiring with seller regarding prior behavior of creek during winter and whether prior flooding has occurred.



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217 DRIVEWAY(S)

The driveway appeared functional with exceptions.

[CR] The driveway drainage is sloped toward the building. This condition is conducive to moisture intrusion and deterioration.

**219 WALKWAY(S)**

The walkways appeared functional.

223 MAIN ENTRY

The entry/porch appeared functional.

224 PATIO(S)

The patio appeared functional.

227 SITE DRAINAGE

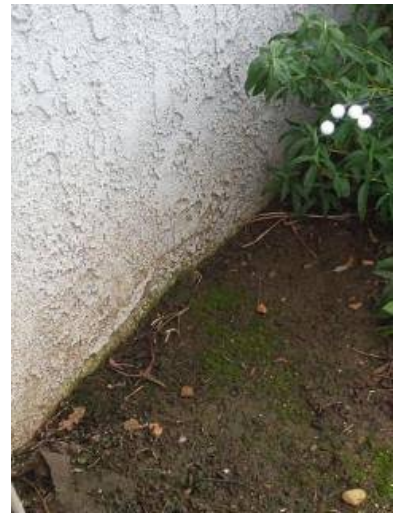
[FE] No surface of underground lot drainage observed. Grading on lot appears to collect storm water at low areas around building. We recommend installation of additional lot drainage provisions.



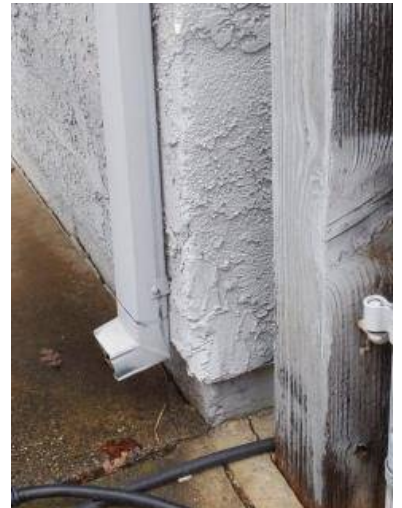
SIDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS**238 STUCCO CLADDING**

The stucco siding appeared functional, with exceptions. [FE] Portions of the metal stucco weep screed along the bottom edge of the stucco siding lacked adequate clearance from or are buried in the ground. These conditions are conducive to moisture intrusion/deterioration.





[FE] The stucco siding has past repairs. We recommend inquiring about the condition(s) documented



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248 EXTERIOR TRIM

The observed exterior trim materials appeared functional, with exceptions.
[CR] The trim appears weathered in several areas. Paint is peeling.

**249 EAVE(S)/SOFFIT(S)**

The observed eave and soffit materials appeared functional with exceptions.
[CR] Peeling paint observed at areas of roof sheathing. This condition may cause premature deterioration of sheathing in these areas.



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250 FASCIA(S)

The observed fascia materials appeared functional, with exceptions. [CR] Shingle molding is damaged at localized area.



[CR] Areas of the wood fascia appear weathered. Paint is peeling.

**251 LANDSCAPING**

The vegetation and landscaping appear to have adequate clearance from the structure.

EXTERIOR DOORS AND WINDOWS**253 DOOR(S)**

The doors viewed from the exterior appeared functional with exceptions within report. [CR] Wood exterior door is damaged/deteriorated.

**254 WINDOW(S)**

The windows viewed from the exterior appeared functional, Note: Retrofit windows have been installed. Windows of this type rely on exterior caulking to keep moisture out. The caulking around the windows needs to be checked and maintained on a regular basis to keep the window frames water tight. We recommend checking and maintaining these seals on an ongoing basis to prevent moisture intrusion into concealed spaces.

[FE] Retrofit windows have gaps where window frames meet exterior siding.



OUTSIDE THE SCOPE OF THE INSPECTION

- 256 RETAINING WALL(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. [FE] The wood retaining wall(s) are heavily damaged and require replacement. We are unable to determine whether retaining wall has been damaged by adjacent Boulder Creek.



- 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

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259 SPA(S)

appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

[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.

[SC] The spa is capable of holding water more than 24" deep. This condition means that the spa should comply with all pool safety regulations. We recommend that all child safety features comply with the present standards.



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.

303 ROOF LAYER(S)

2 layers observed.

304 ROOF DRAINAGE

Materials: metal rain gutters.

ROOF COVERINGS

306 COMP. SHINGLES

[FE] The shingles have extensive granulation loss, erosion and cracking throughout the shingled surface. There are damaged/missing shingle tabs. Roof is nearing end of useful life. Prior repairs/sealing noted at composition roofing. This often indicates past problems or leaks. Recommend full evaluation by a licensed roofer.



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[FE] Prior repairs noted at composition roofing. Newer shingles observed at localized area. This often indicates past problems or leaks.



Note: Composition roof is an overlay. Prior layer of roofing is installed beneath visible layer. When visible roof layer requires replacement, both layers must be removed prior to roof replacement. This may add significant cost to the roof replacement.



ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

The observed areas of the roof drainage system appeared functional with exceptions.

[CR] Gutters are bent/damaged in pictured area.



318 DOWNSPOUT(S)

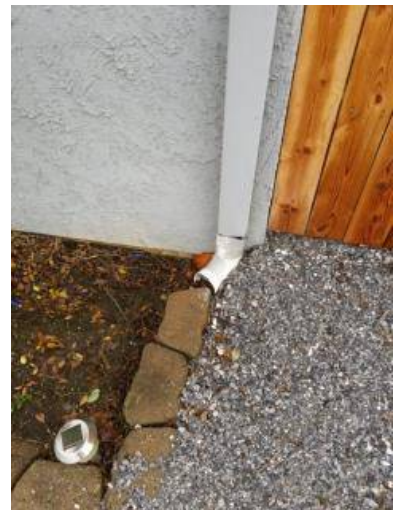
[CR] There are missing downspouts.



[CR] The downspout kick-out elbow is damaged/missing.



[CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.



FLASHINGS**320 FLASHING(S)**

The observed flashings appeared functional with exceptions.

[CR] Surface rust observed at several roof flashings. We recommend they be cleaned, painted and/or replaced as needed. Exposed/unsealed nail heads observed. Recommend caulking/sealing fasteners.

PENETRATIONS

322 PENETRATION(S)

The observed roof penetrations appeared functional.

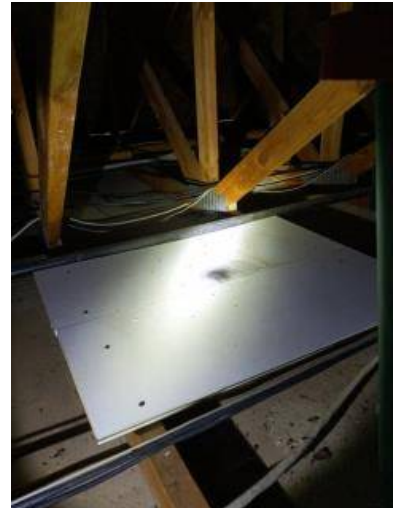
323 FLUE PIPE(S)

The observed exhaust flue pipes and weather caps appeared functional.

SKYLIGHTS

325 ATTIC VENTS AND PENETRATIONS

[FE] The pictured garage turbine vent/flashing is leaking. Water is puddling on board in attic laying across ceiling joists. Prior drywall repairs observed in this area.

**325 SKYLIGHT(S)**

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: 2 Location: hall and garage, hatch in ceiling. master bathroom hatch in ceiling, garage hatch in ceiling.
402	ROOF FRAMING	Framing types: factory-built trusses.
403	ROOF SHEATHING	Materials: plywood.
404	INSULATION	Materials: blown-in.
405	VENTILATION	Vent types: gable and soffit.

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.
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VENTILATION

416	VENTILATION	The observed attic ventilation appeared adequate.
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INSULATION

418	INSULATION	The observed attic insulation appeared functional.
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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: copper piping observed.
504 WASTE LINES	Materials: ABS black plastic piping observed.
505 GAS SHUTOFF	The gas shut-off valve is located at the left side of the building

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. [CR] Water supply pipe leak noted near regulator/shutoff. Exact source was not determined due to recent rain.



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 with exceptions.

[CR] The faucet leaks at the underside of the fixture.



513 HOSE FAUCET(S)

The accessible hose faucets are functional.

514 SINK(S)

The observed and accessible sinks appeared functional with exceptions.

[CR] The sink stopper is damaged/defective/missing parts.



515 TOILET(S)

The toilets functioned.

518 TUB(S)/SHOWER(S)

The tub/shower appeared functional, with exceptions. [CR] Chips/cracks observed in the fiberglass tub/shower.



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. |
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WATER HEATER INFORMATION

- | | | |
|-----|------------------|--|
| 527 | LOCATION(S) | The water heater is located in the garage. |
| 528 | BRAND NAME(S) | Rheem. |
| 529 | MANUFACTURE DATE | 2021 based on the ID tag information |
| 530 | SIZE / GALLONS | 50 gallon based on the ID tag information. |
| 531 | ENERGY TYPE(S) | Natural gas. |
-

WATER HEATER CONDITIONS

- | | | |
|-----|-------------------|---|
| 533 | VENTING SYSTEM(S) | The observed areas of the flue vent piping are intact and secured at the connections. |
| 534 | SUPPLY PIPING | [CR] The shutoff valve and observed water supply connectors are not insulated. We recommend insulating the exposed water piping to minimize heat loss. |
| 535 | "T & P" VALVE(S) | A temperature & pressure relief valve and discharge line are installed. The discharge line extended 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. |
| 539 | ENERGY SUPPLY(S) | The gas shutoff valve and flexible gas connector appeared functional. |
| 540 | CONTROL(S) | The temperature control is set in the normal range. |
| 541 | ELEVATION(S) | The water heater ignition source/pilot light is elevated 18" inches or more 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 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

- | | | |
|-----|---------------------------|---|
| 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 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 right side of the building.
603 SERVICE RATING	120/240 volt system, rated at 100 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)	Driven rod into the earth.
611 GROUNDING	The observed ground connections appeared functional.

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 with exceptions.
Switch(s) are damaged/missing.



- 627 GROUNDED RECEPTACLE(S) The accessible receptacles are functional with exceptions.
[CR] Receptacle cover plates are missing.



- 628 LIGHT(S)/FIXTURE(S) The lights are functional.

OUTSIDE THE SCOPE OF THE INSPECTION

- 634 SOLAR PANELS AND RELATED EQUIPMENT [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.



SECTION 6

B. The Inspector is not required to:

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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*

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 on the roof.
702 BRAND	Armstrong.
703 MANUFACTURE DATE	2006 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.
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 on the roof.
718 BRAND	Armstrong.
719 MANUFACTURE	2006 based on the ID tag information.

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Inspection Report Exclusively For: Peyton Gordon.

DATE

720 SYSTEM TYPE(S)

"Packaged Unit" Gas fired furnace with an electric powered air conditioning system.

COOLING EQUIPMENT AND OPERATION

723 CONDENSING UNIT(S)

The condensing unit appears functional.

724 SYSTEM CONDITION(S)

[FE] The outside air temperature is below 65 degrees. Operating the system under these conditions could damage the condensing unit compressor. We recommend having the system checked by an appropriate professional in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

725 THERMOSTAT(S)

The cooling function of the thermostat was not evaluated. Outside temperature is lower than 65 degrees, preventing testing of the air conditioning system.

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.

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, laminate.

WALLS, CEILINGS AND FLOORS

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



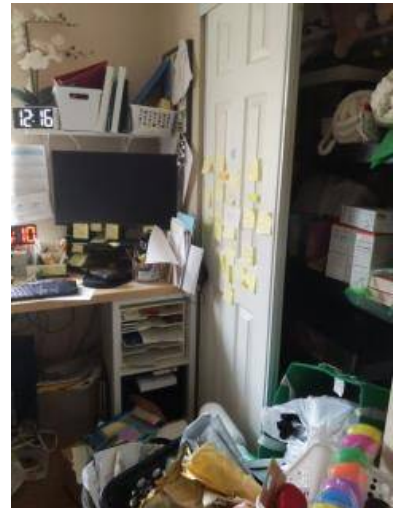
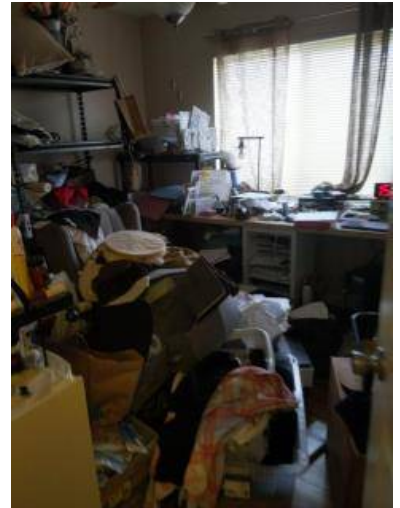


- 908 CLOSET(S)** The closets are functional.
- 909 CARPET FLOORING** The observed areas of the carpet appeared functional with exceptions.
[CR] The carpet is soiled/stained.



- 913 LAMINATE FLOOR(S)** The observed areas of the laminate floor appeared functional.
- 914 COMMENTS:** [FE] Pet odor observed in building. This may be due to pet waste in the floor coverings/baseboards/wall surfaces. We recommend a full evaluation and/or corrections by an appropriate professional in the appropriate trade.
[FE] Large quantity of stored items in home prevent evaluation of wall and floor surfaces.





Note: new interior paint observed. This may conceal prior repairs/patching/stains.

DOORS AND WINDOWS

915 INTERIOR DOOR(S) The doors are functional.

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- 916 EXTERIOR DOOR(S)** The door(s) are functional with exceptions.
[CR] The screen door(s) have damaged mesh.



[CR] Door casing/trim is not installed.



- 917 WINDOW(S)** The accessible window(s) are functional with exceptions.
[FE] Condensation/stains observed between the glass panes in the thermal window(s). We recommend having all of the doors and windows evaluated by an appropriate professional in the appropriate trade.



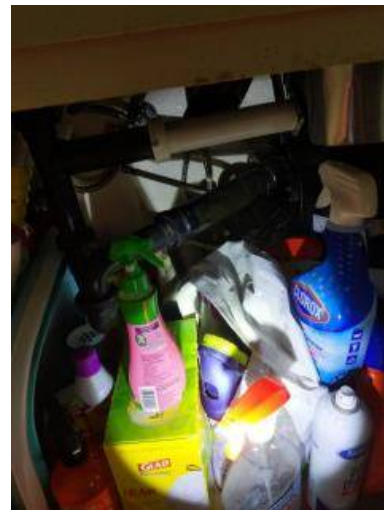
SAFETY GLAZING SUBJECT TO HUMAN IMPACT

- 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 with exceptions. [FE] There is moisture staining and damage in the kitchen cabinet. We recommend locating and correcting the source and any damaged materials.

**928 COUNTERTOP(S)**

[CR] Laminate kitchen counter top has moisture-related damage.



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.

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947 DISHWASHER(S)

The dishwasher(s) functioned with normal controls. Washing performance and filters/internal components are not evaluated.
 [CR] Leakage observed at the air gap device.

**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

960 CARBON MONOXIDE ALARM(S)/DETECTOR(S)

[SC] No installed CO (Carbon Monoxide) alarm(s)/detector(s) observed in the home. California law requires that all existing dwelling units and sleeping units which have fuel-burning appliances installed within and dwelling units that have an attached garage be equipped with an approved carbon monoxide alarm/detector. Carbon monoxide detectors should be installed per manufacturers installation instructions.

LAUNDRY COMPONENT & EQUIPMENT INFORMATION

960 WASHER SERVICE

Present.

961 DRYER SERVICE

The dryer hookup is provided for an electric unit only.

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 The dryer hookup is provided for an electric unit only.
- 965 DRYER VENT(S) Dryer venting is provided and terminated at the exterior

GARAGE COMPONENT & EQUIPMENT INFORMATION

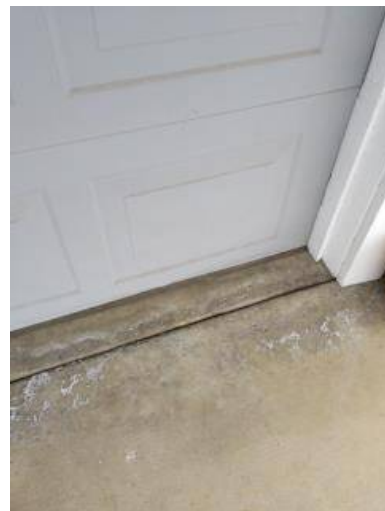
- 967 TYPE & LOCATION(S) Garage; attached, three car.
- 969 GARAGE DOOR(S) Door types: metal sectional

GARAGE COMPONENT & EQUIPMENT CONDITION

- 971 GARAGE FLOOR(S) [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, [CR] The garage door is damaged/warped/bent.



- 973 DOOR OPENER(S) The secondary safety system (electric eyes) functioned. [SC] The auto-reverse safety system(s) failed to function and the door did not reverse when it hit a 1 1/2 inch object placed in its path while closing. We recommend correcting this condition for safety reasons.

Inspection Report Exclusively For: Peyton Gordon.

[CR] The garage door opener(s) failed to function. Button was taped over and door was obstructed by stored items.

**974 FIRE SEPARATION WALL(S)**

The observed areas of the garage firewall/ceiling appeared functional.

975 FIRE SEPARATION DOOR(S)

[SC] A pet access is installed in the fire-resistant door. This condition is a breach in the fire-resistive wall.



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.

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4. Use a ladder to *inspect systems or components*.