



SHACKS & SHANTIES INSPECTION SERVICES

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<https://www.shacksandshanties.com/>



MOVE-IN CERTIFIED RESIDENTIAL INSPECTION REPORT COPY

1234 Your Street
Weed CA 96094

Sample Report 2
AUGUST 4, 2018



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

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

Best Wishes,

Shacks & Shanties Inspection Services

ADDITIONAL INFORMATION

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

This inspection report covers systems and/or components of the inspected property on the date and time as noted in the report and does not extend beyond said date. No guaranty or warranty is stated or implied as to any inspected system or component. [The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.](#)

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

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

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

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

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

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, remove panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s) named in this report, third-parties to this information should hire Shacks & Shanties Inspection Services (530-598-7856) to perform an inspection to meet their specific needs and to obtain current information concerning this property.

OWNERSHIP AND USE OF REPORT

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

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

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1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Type of Building

Single Family

Style

Multi-level

Approximate Age

20 - 30 Years

Front Faces

East

Temperature (approximate)

82 Fahrenheit (F)

Weather Conditions

Clear

Water Testing

No

Well Pump & Systems Testing

No

Mold Testing

No

Radon Testing

No

Inspection Method

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

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

2: ROOF

		IN	NI	NP	MI	DO
2.1	Coverings	X				
2.2	Flashings	X				
2.3	Skylights, Chimneys & Other Roof Penetrations	X				
2.4	Roof Drainage Systems	X				

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Binoculars, Ground, Ladder

Roof Type/Style

Gable

Roof Structure

Engineered Trusses

Coverings: Material

Architectural Asphalt Shingles

Coverings: Layers

Single Layer

Coverings: Condition

Good

Flashings: Material

Metal

Flashings: Condition

Good

Skylights, Chimneys & Other Roof Penetrations: Chimney Exterior

Siding

Skylights, Chimneys & Other Roof Penetrations: Number of Skylights

None

Roof Drainage Systems: Gutter Material

Metal

Roof Drainage Systems: Condition

Good

Coverings: Architectural Asphalt Shingles

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

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

Coverings: Architectural Asphalt Shingles - Remaining Life Expectancy

Asphalt composition shingles have a total average life expectancy of twenty (20) years. Asphalt composition shingles covering the roof of this house exhibited general deterioration commensurate with normal aging of the roof covering. They appeared to be adequately protecting the underlying house structure at the time of inspection. It is estimated that the remaining service life of the roof covering is ten (10) or more years.

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

3: EXTERIOR

		IN	NI	NP	MI	DO
3.1	Grading & Drainage	X				
3.2	Retaining Walls	X				
3.3	Driveways	X				
3.4	Walkways	X				
3.5	Eaves & Soffits	X				
3.6	Fascia	X				
3.7	Siding	X				
3.8	Trim	X				
3.9	Porch & Entryway	X				
3.10	Exterior Doors	X				
3.11	Stairways, Steps, Stoops, Ramps	X				
3.12	Deck or Balcony	X				
3.13	Railings & Handrails	X				
3.14	Patio			X		

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile

Grading & Drainage: Drainage

Good

Grading & Drainage: Grading

Good

Driveways: Material

Gravel

Driveways: Condition

Good

Walkways: Material

Concrete, Gravel

Walkways: Condition

Good

Eaves & Soffits: Material

Wood

Eaves & Soffits: Condition

Good

Fascia: Material

Wood

Fascia: Condition

Good

Siding: Siding Material

Wood Composite

Siding: Material

Wood

Siding: Siding Style

Clapboard, T-111

Siding: Condition

Good

Trim: Material

Wood

Trim: Condition

Good

Porch & Entryway:

Appurtenance

Covered Entryway

Porch & Entryway: Material

Concrete, Wood

Porch & Entryway: Condition

Good

Exterior Doors: Material

Fiberglass, Glass, Wood

Exterior Doors: Condition

Good

Stairways, Steps, Stoops, Ramps: Material

Condition

Concrete, Wood

Good

Deck or Balcony : Appurtenance

Deck with Steps

Deck or Balcony : Material

Wood

Deck or Balcony : Condition

Good

Railings & Handrails: Material

Wood, Metal

Railings & Handrails: Condition

Good

Patio: Appurtenance

None

Patio: Material

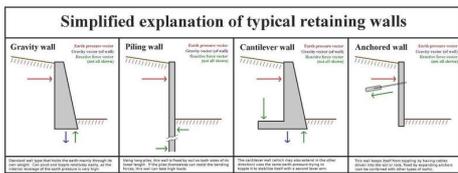
N/A

Retaining Walls: Condition

Good

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

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



Eaves & Soffits: Type

Open Eave

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

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

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

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

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

Deck or Balcony : Joist Hangers Undersized

It was observed that 2" X 4" hangers were used for 2" X 8" wood joists for the deck structure. These hangers are undersized, therefore, do not have the same number of attachment points (nails) as a properly sized joist hanger. Monitor for deck stability over time. There are methods to correct this without re-building your deck.

Please see the attachment on deck construction for more information.

Here is a link about attaching joists:[Attaching Joists with Hangers](#)



2" X 4" Hanger

Limitations

Grading & Drainage

DRY SEASON

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

Grading & Drainage

NON-TECHNICAL VISUAL OBSERVATION

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

4: STRUCTURAL - INCLUDING FOUNDATION

		IN	NI	NP	MI	DO
4.1	Roof Structure & Attic	X				
4.2	Foundation, Basement, & Crawlspace	X				
4.3	Floor (Structural)	X				
4.4	Walls (Structural)	X				
4.5	Ceiling (Structural)	X				

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Attic Access, Visual, Tactile, Olfactory, Auditory, Walked

Roof Structure & Attic: Material

Engineered Trusses

Foundation, Basement, & Crawlspace: Type & Material

Masonry Block, Poured Concrete

Floor (Structural): Basement/Crawlspace Floor

Concrete

Floor (Structural): Condition

Good

Ceiling (Structural): Ceiling Structure

2 X 6 Wood

Attic Information

Attic Hatch - Interior Hallway

Roof Structure & Attic: Condition

Good

Foundation, Basement, & Crawlspace: Structure

Walkout Basement, Slab

Floor (Structural): Material

Concrete

Walls (Structural): Structure

2 X 6 Wood

Ceiling (Structural): Inspection Method

Attic Hatch, Walked

Crawlspace Information

N/A - Slab Foundation, Walkout Basement

Foundation, Basement, & Crawlspace: Inspection Method

Visual, Tactile

Foundation, Basement, & Crawlspace: Condition

Good

Floor (Structural): Sub-floor

N/A

Walls (Structural): Condition

Good, Poor

Ceiling (Structural): Condition

Good, Poor

5: ELECTRICAL

		IN	NI	NP	MI	DO
5.1	Service Mast, Drip Loops, Head, & Conduit	X				
5.2	Meter & Base	X				
5.3	Service Entrance Conductors	X				
5.4	Main Panel, Service Disconnect & Grounding, Main Over-current Device	X				
5.5	Sub-panels			X		
5.6	Branch Wiring Circuits, Breakers & Fuses	X				
5.7	Lighting Fixtures, Switches & Receptacles	X				
5.8	GFCI	X				
5.9	AFCI			X		
5.10	Smoke Detectors	X				
5.11	Carbon Monoxide Detectors	X				

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Information

Inspection Method

Visual, Test Equipment

Service Drop

Underground

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

Good

Meter & Base: Condition

Good

Service Entrance Conductors: Electrical Service Conductors

Aluminum

Service Entrance Conductors: Condition

Good

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

East Side

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

200 AMP

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

Unknown



Main Panel, Service Disconnect & Grounding, Main Over-current Device: Panel Type Circuit Breaker	Main Panel, Service Disconnect & Grounding, Main Over-current Device: Condition Good	Sub-panels: Sub-Panel Location None
Sub-panels: Panel Capacity N/A	Sub-panels: Panel Manufacturer N/A	Sub-panels: Panel Type N/A
Sub-panels: Condition N/A	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex
Branch Wiring Circuits, Breakers & Fuses: Condition Good	Lighting Fixtures, Switches & Receptacles: Condition Good	GFCI: Condition Good
AFCI: Condition N/A		
Service Provider Pacific Power Pacific Power: 1-888-221-7070; https://www.pacificpower.net/res/moving-center.html		

6: PLUMBING

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Filters

None

Main Water Shut-off Device:

Location

At House

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Not Visible

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Propane

Hot Water Systems, Controls, Flues & Vents: Model No.

PRV50PODSO

Hot Water Systems, Controls, Flues & Vents: Serial No.

E94588757



Propane Shut-off

Drain, Waste, & Vent Systems: Washer Drain Size

2"

Drain, Waste, & Vent Systems: Material

ABS

Sewer Ejector Pump System: Location

Exterior

Sump Pump System: Location

None

Sump Pump System: Sewer Pump System

Not Applicable

Exterior Hose Bibs (Faucets): Condition

Good

Water Source

Public
Lake Shastina Community Services District
16320 Everhart Drive, Weed, CA 96094
530-938-3281 | [Email](#) | [Website](#)

Sewer

Public
Lake Shastina Community Services District
16320 Everhart Drive, Weed, CA 96094
530-938-3281 | [Email](#) | [Website](#)

Hot Water Systems, Controls, Flues & Vents: Manufacturer

State
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Manufacture Date

1991
Average life expectancy of water heaters are 6 to 12 years. Manufacture date on water heater label as observed at time of inspection would indicate that unit has been in service since the house was built in 1994. The unit was appeared to be functioning adequately at time of inspection; however, at 24 years of service, the unit is at the end of it's life.

Sewer Ejector Pump System: Sewer Pump System

High Water Alarm Present
Your house is equipped with a sewer ejector pumping system. This system is needed to pump wastewater to the sewer service provider's main pipe. This system requires routine monitoring and maintenance.



Exterior West



Fuel Storage & Distribution Systems: Main Gas Shut-off Location At Tank, At House Exterior



7: HEATING

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Operated Controls

Equipment: HeInformation

Forced Air, Split System

Equipment: Manufacturer

Bryant

Equipment: Energy Source

Propane

Equipment: Filters

One, 20" X 30"

Equipment: Condition

Good

Equipment: Model No.

376CAV048095

Equipment: Serial No.

4493A09363

Equipment: Manufacture Date

1993

Owners manual attached to report, if available.

Normal Operating Controls: Location of Thermostat

In Hallway

Normal Operating Controls: Condition

Good

Distribution Systems: Ductwork

Insulated

Distribution Systems: Condition

Good

Vents, Flues & Chimneys: Condition

Good

Equipment: Servicing/Cleaning

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house.

[Here is a resource](#) on the importance of furnace maintenance.

Limitations

Equipment

HIGH TEMPERATURE

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

8: COOLING

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile, Operated Controls

Cooling Equipment: Air Information

Split System

Cooling Equipment: Location

Exterior West

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Manufacturer

Bryant

Cooling Equipment: Filter Information

Hallway
20" X 30"



Cooling Equipment: Condition

Good

Cooling Equipment: Model No.

561AJ042-C / product
561AJX042000ACAA

Cooling Equipment: Serial No.

4293E05502

Owners manual attached to report, if available.

Cooling Equipment: Manufacture Date

1993

Normal Operating Controls: Location of Thermostat

In Hallway

Normal Operating Controls: Condition

Good

Distribution System: Distribution

Insulated Ducts

Distribution System: Condition

Good

Cooling Equipment: Servicing/Cleaning

Recommend a qualified HVAC technician clean and perform routine service the system upon moving into the house.

[Here is a resource](#) on the importance of furnace maintenance.

9: FIREPLACE - LIVING ROOM

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Information

Living Room & Bedroom
 Gas Assisted Wood Burning
 Fireplace

**Cleanout Doors & Frames:
 Condition**
 Good

Damper Operation: Condition
 Good

**Exterior - Hearth, Cladding, &
 Clearances: Condition**
 Good

Interior/Fire Box: Condition
 Good

**Mantels/Lintels Above Fireplace
 Opening: Condition**
 Good

10: FIREPLACE - MASTER BEDROOM

		IN	NI	NP	MI	DO
10.1	Clean-out Doors & Frames	X				
10.2	Damper Operation	X				
10.3	Exterior - Hearth, Cladding, & Clearances	X				
10.4	Interior/Fire Box	X				
10.5	Mantels/Lintels Above Fireplace Opening	X				

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Information

Gas Assisted Wood Burning
Fireplace

Clean-out Doors & Frames: Condition

Good

Damper Operation: Condition

Good

Exterior - Hearth, Cladding, & Clearances: Condition

Good

Interior/Fire Box: Condition

Good

Mantels/Lintels Above Fireplace Opening: Condition

Good

11: INTERIOR, INCLUDING DOORS & WINDOWS

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

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Information

Inspection Method

Visual, Tactile

Doors: Type/Material

Hollow Core

Doors: Condition

Good

Windows: Window Type

Sliders

Windows: Manufacturer

Milgard

Windows: Condition

Good

Floors: Floor Covering

Carpet, Tile, Wood/Laminate

Floors: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good

Ceilings: Ceiling Material

Drywall

Ceilings: Wall Material

Drywall

Ceilings: Condition

Good

Steps, Stairways & Railings: Condition

Good

Kitchen Cabinets & Countertops: Cabinetry

Wood

Kitchen Cabinets & Countertops: Countertop Material

Tile

Kitchen Cabinets & Countertops: Condition

Good

Bathroom Cabinets & Countertops: Cabinetry

Wood

Bathroom Cabinets & Countertops: Countertop Material

Tile

Bathroom Cabinets & Countertops: Condition

Good

12: APPLIANCES

		IN	NI	NP	MI	DO
12.1	Dishwasher	X				
12.2	Refrigerator	X				
12.3	Range/Oven/Cooktop	X				
12.4	Range Hood/Exhaust	X				
12.5	Garbage Disposal	X				
12.6	Built-in Microwave	X				
12.7	Garbage Compactor	X				

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile, Operating Controls

Dryer Power Source

220 Electric, Propane

Dishwasher: Information

GE

Refrigerator: Information

GE

Range/Oven/Cooktop:

Range/Oven Manufacturer

GE

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range Hood/Exhaust: Exhaust Hood Manufacturer

GE

Range Hood/Exhaust: Exhaust Hood Type

Re-circulate

Garbage Disposal: Manufacturer

In-Sink-Erator

Built-in Microwave: Manufacturer

None

Garbage Compactor: Manufacturer

None

Limitations

Dishwasher

DISHES IN DISHWATER

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

13: INSULATION (OBSERVED FROM ATTIC & CRAWLSPACE)

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile

Ceiling Insulation: Insulation Type

Blown

Floor Insulation: Insulation Type

Slab

Walkout basement. Floor is concrete slab.

Vapor Retarders (Crawlspace or Basement): Vapor Barrier

N/A

Vapor Retarders (Crawlspace or Basement): Material

N/A

14: VENTILATION (OBSERVED FROM ATTIC & CRAWLSPACE)

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

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile

Dryer Vent

Rigid

Ventilation in Attic: Attic Ventilation

Gable Vents, Soffit Vents

Ventilation in Foundation or Basement: Foundation Ventilation

Yes

Exhaust Systems: Exhaust Fans

Fan Only

15: GARAGE

		IN	NI	NP	MI	DO
15.1	Garage Door	X				
15.2	Ceiling	X				
15.3	Walls	X				
15.4	Firewall Separation	X				
15.5	Floor	X				
15.6	Windows	X				
15.7	Occupant Door (From garage to inside of home)	X				

IN = Inspected NI = Not Inspected NP = Not Present MI = Maintenance Item DO = Deficiency Observed

Information

Inspection Method

Visual, Tactile

Garage Door: Type & Material

Roll-up, Metal, Automatic

Garage Door: Automatic Door Opener

Genie

Garage Door: Condition

Good

Ceiling: Ceiling Material

Drywall

Ceiling: Condition

Good

Walls: Wall Material

Drywall

Walls: Condition

Good

Firewall Separation: Condition

Good

Floor: Floor Material or Covering

Cement

Floor: Condition

Good

Windows: Window Type

Sliders

Windows: Manufacturer

Milgard

Windows: Condition

Good

Occupant Door (From garage to inside of home): Condition

Good

STANDARDS OF PRACTICE

Roof

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

Exterior

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

Structural - Including Foundation

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

Electrical

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

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

Plumbing

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

Heating

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

Cooling

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

interior, Including Doors & Windows

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

Appliances

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

Insulation (Observed From Attic & Crawlspace)

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

Ventilation (Observed from Attic & Crawlspace)

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