Define: Bedroom # 2 Location: Lower left rear

☐ Settling cracks noted ☐ biological/organic growth noted

Wall Finish: Good Type: Paint Ceiling/Wall Light: Functioning

Flooring: Poor Type: Carpet Ceiling Fan: Functioning

Window(s): Good Type: Slider Screens: Torn/Damaged

Door(s): Good Type: Single/Sliding Glass

Closet Storage: Appears Adequate Type: Reach-in Mirrored Doors

Light in closet: No ☐ Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device: HVAC Duct

Ceiling fan wobbles.

Define: Bedroom # 3 Location: Lower right rear

☐ Settling cracks noted ☐ biological/organic growth noted

Wall Finish: Fair Type: Paint Ceiling/Wall Light: Functioning

Flooring: Fair Type: Carpet Ceiling Fan: Functioning

Window(s): Good Type: Slider Screens: Good

Door(s): Good Type: Single/Double

Closet Storage: Minimal Type: Reach-in

Light in closet: No ■ Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device: HVAC Duct

Define: NA # Location:

☐ Settling cracks noted ☐ biological/organic growth noted

Wall Finish: Type: Ceiling/Wall Light:

Flooring: Type: Ceiling Fan:

Window(s): Type: Screens:

Door(s): Type:

Closet Storage: Type:

Light in closet: ☐ Unable to check all electrical outlets (in-use or not accessible)

Remarks: Heating /Cooling Device:

Bedroom # 2

Bedroom # 3

Note: Although 48" was the former maximum window sill height, current standards are 44" maximum sill height to allow children & elderly emergency egress in the event of fire. We suggest a dresser or chair be placed in front of window if higher than 44".

Report # 4367 **Bathroom #2** Location: Lower Hallway

☐ Settling cracks noted ☐ Biological/organic growth noted

Wall Finish: Good Type: Paint Ceiling/Wall Light: Functioning
Flooring: Poor Type: Vinyl/Linoleum Exhaust Fan: Functioning
Window(s): NA Type: Screens:
Door(s): Good Type: Single
Heating /Cooling Device: HVAC Duct
Bath Fixtures: Shower/Tub Combo
Shower/Tub Door/Curtain: Sliding Glass Doors Condition: Good
Tub Condition: Good Material Type: Fiberglass Jetted Tub: No
Tub Enclosure: Good Material Type: Fiberglass
Faucet Operation: Good
Shower Condition: See tub Shower Pan: Low flow showerhead: Yes
Shower Enclosure: See tub Material Type:
Faucet Operation: See tub

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): Good Countertop Condition: Good Type: Laminate
Sink Condition: Good Type: Enameled Steel Size: Single
Faucet Operation: Good ☐ GFCI Outlet(s) at sink: Yes
Toilet Condition: Good-Fair Water saver type tank: No
☐ Plumbing leaks: None Apparent

Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

GFCI reset for the sink outlet is located in the upper half bathroom. Staining is noted to the floor covering around the toilet & in front of the tub. Unable to determine source of water. Lifting is noted to the floor covering along the front of the tub. Recommend keeping all seams & edges around the tub/shower caulked/ sealed.

Located in separate room: N/A **NOTE:** See above for evaluation of toilet/bathtub/shower

☐ Settling cracks noted ☐ Biological/organic growth noted

Wall Finish: Type: Ceiling/Wall Light:
Flooring: Type: Exhaust Fan:
Window(s): Type: Screens:
Door(s): Type:
Heating /Cooling Device:
Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

Bathroom # 2

Staining is noted to the floor covering around the toilet & in front of the tub.

Lifting is noted to the floor covering along the front of the tub.

Report # 4367 **Bathroom #3** Location: Upper floor

☐ Settling cracks noted ☐ Biological/organic growth noted

Wall Finish: Good Type: Paint Ceiling/Wall Light: Functioning
Flooring: Good Type: Vinyl/Linoleum Exhaust Fan: Functioning
Window(s): NA Type: Screens:
Door(s): Good Type: Single
Heating /Cooling Device: NA
Bath Fixtures: Toilet/Sink
Shower/Tub Door/Curtain: N/A Condition:
Tub Condition: NA Material Type: Jetted Tub:
Tub Enclosure: NA Material Type:
Faucet Operation: NA
Shower Condition: NA Shower Pan: Low flow showerhead:
Shower Enclosure: NA Material Type:
Faucet Operation: NA

The waterproof integrity of ceramic tubs and showers is beyond the scope of this report.

Vanity Cabinet(s): Good Countertop Condition: Good Type: Laminate
Sink Condition: Good Type: Enameled Steel Size: Single
Faucet Operation: Good ☐ GFCI Outlet(s) at sink: Yes
Toilet Condition: Good-Fair Water saver type tank: No
☐ Plumbing leaks: None Apparent
Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

GFCI reset for the exterior outlets & all three bathrooms is located in this bathroom.

Located in separate room: N/A **NOTE:** See above for evaluation of toilet/bathtub/shower

☐ Settling cracks noted ☐ Biological/organic growth noted

Wall Finish: Type: Ceiling/Wall Light:
Flooring: Type: Exhaust Fan:
Window(s): Type: Screens:
Door(s): Type:
Heating /Cooling Device:
Remarks: ☐ Unable to check all electrical outlets (in-use or not accessible)

Bathroom # 3

Heating & Air Conditioning Inspection

Visual Condition Is: Fair **Operational Condition:** Good

Recommend further evaluation of:

R Due to age of heating system, heat exchanger should be checked for cracks.

Recommend cleaning of :

NOTE: WE RECOMMEND HAVING A SERVICE CHECK OF THE SYSTEM & EQUIPMENT PRIOR TO THE CLOSE OF ESCROW BY A LICENSED TECHNICIAN. As with all mechanical equipment, our inspection is a visual evaluation of the operation. Capacity or adequacy of system to heat or cool the home is beyond the scope of the inspection. According to industry experts, the average life of the furnace heat exchanger in the US is 15 years.

Type Unit: Central Heating/Cooling Add'l Units: N/A

Systems Not Tested: Cooling System not tested due to low outside air temperature

Equipment Location: Rear of house, lower hall closet

Cooling: Return Air Temperature: Not Tested Degrees (F) **Supply air temperature:** Not Tested Degrees (F)

Heating: Return Air Temperature: 74-76 Degrees (F) **Supply air temperature:** 105-115 Degrees (F)

Heating Unit: Make: Amana Serial #: 9208226957 - 1992

Air Conditioning Unit: Make: Amana Serial #: 9202136155 - 1992

Number of return filters locations: 2 Location: Hallway Sidewall Filter Condition: Dirty

Programmable Thermostat: Yes **Control:** Single Zone

Thermostat functions on Fan Only Setting:

Condensate drain: Yes-Primary **Drain pan under unit:** Not Installed

Condensate drains into crawl area

Condensate pump installed not tested

Heating Energy: LP Gas Solar Assisted

Solar Systems are beyond the scope of this inspection and are not included

HVAC Ducting: Air flow to all rooms: No Insulation torn: No

Ducts disconnected: No Ducts collapsed: No

Heat Pump **Emergency heat:** N/A **Functions:**

Furnaces

C **Combustion Venting:** Poor C **Exhaust Venting:** Poor

Flue condition: Good Inadequate clearance maintained around flue

Flue construction: PVC

Flame Condition: Good Gas Shut-off Valve: Yes

Brass or copper pipe used for gas connection: Recommend replacement-Potential Hazard

Roof top or ground units

Gas pipe flashing not sealed

Gas pipe has no protective coating

Electrical flashing not sealed

Condensate drains onto roof surface

Attic Units

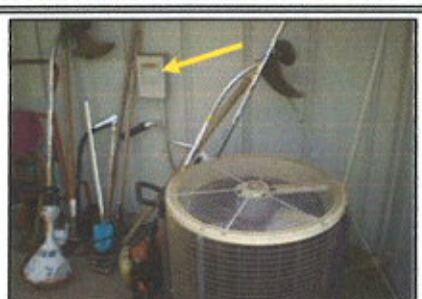
No Solid floor from access min. 24" wide

No 30" deep platform in front of firebox

Lighting at Unit: N/A

Remarks:

Older heating/Air conditioning equipment noted has exceeded their expected life. Did not locate the LP gas conversion sticker on the furnace. Conversion is required by the manufacturer. Sediment trap is not installed on the furnace gas supply connector as required by the manufacturer. Missing sediment trap & missing LP conversion may void a manufacturer's or home warranty. 20 amp breakers noted at for the AC condenser disconnect are within the manufacturers recommendations stated on the unit. Unable to verify if the opening in the closet wall behind the furnace is providing sufficient make-up air for the furnace. Recommend installation of a louvered door for the furnace closet.



AC condenser & in-sight disconnect.

Sediment trap is not installed on the furnace gas supply connector.

Recommend installation of a louvered door for the furnace closet.

Water Heater General

General Condition Is: Fair **Approximate Age:** 8 **Years** **Gallons:** 55
Location: Laundry Area **Water Heater Type:** Electric
Make: Reliance **Serial #:** 1316J011664

Solar or water heater assisted systems are not inspected.
According to industry experts, the average water heater life in the U.S. is 12 to 16 years.

Safety Relief Valve (SRV): Yes **Raised Platform (Garage):** N/A
SRV drained to the outside: Yes
Supply Pipes Insulated: No **Insulating Blanket (external):** N/A
C **Earthquake Strapping:** Installed
Bollards in place to protect from vehicle damage: N/A

Fuel Burning Water Heaters N/A

Combustion Venting: **Exhaust Venting:**
Flue condition: **Inadequate clearance maintained around flue**
Flue construction:
Flame Condition: **Fuel Shut-off Valve:**
Brass or copper pipe used for gas connection: Recommend replacement-**Potential Hazard**

Electric Water Heaters **Feed wire in conduit:** Yes **Water heater timer:** No

Remarks:
EQ strapping is loose, not securing the water heater from movement.

Plumbing

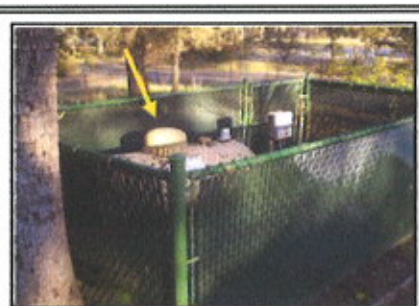
Note: Supply and Waste Lines which are not visible are not part of these conclusions.

General Condition Is: Good
All exposed pipes should be insulated to protect from freeze damage
Gas: Propane **Shut-off valve location:** At Tank in front yard
Water Supply: Well **Potable Water Pipe Material:** Copper
Potable Water pipe leaks: None Observed **Water main shut-off location:** Garage
Exterior hose bibs#: 3 **Exterior hose bibs have anti-siphon device:** Not installed
Decrease in water volume when more than one fixture is in use.
Waste treatment: Septic **Waste Water Pipe Material:** ABS
Waste pipe leaks: None Observed **Clean-out plugs accessible:** Yes
Dissimilar metals used without dielectric couplings and bonding may reduce service life
ABS sewer piping in this home was manufactured by a company that experienced failure of their product. An effort was made to visibly determine any current failure and no visible indications existed at the time of the inspection. Pipes concealed in walls and floors or other areas are beyond the scope of this inspection. Brand/ Date:

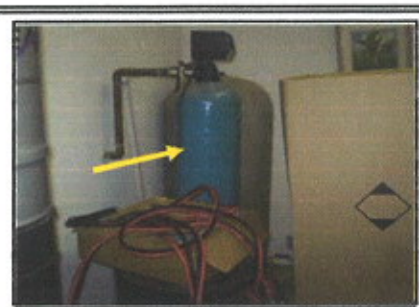
Remarks: Well & septic inspections are by others. Sewer Ejectors are not tested or inspected.

Draining & functional flow was observed from sinks, tub/shower, toilets only. Review with seller for any house system drainage/ clog history & issues. Although no drainage issues were observed, only a video scan of the drain piping can determine conditions, clogs, blockages. Drain/waste lines are not scoped by the home inspector.

EQ strapping is loose, not securing the water heater from movement.



Main gas shut-off is at the tank in the front yard.



Water equipment is located in the garage.

Attic Area Partial

Insulation is not removed during the inspection. Attic was not accessed or inspected in areas with less than 36 " clearances

Location Of Access: Master bedroom, garage

Access limited to: 40% of area due to inadequate clearance caused by: Framing

Visual Condition of structure: Good-Fair [C] Biological/Organic Growth Noted

Roof Framing: Truss **Roof Sheathing:** Solid-Plywood

Rafters visibly sagging: None Observed **Ceiling joists sagging:** None Observed

Chimney anchored to roof framing: N/A **Vaulted Ceiling:** Yes

Attic Floor: No

Attic Insulation: Fiberglass- Batting **Insulation Thickness:** 5-6 "+/-

Powered Attic Fan: No **Whole House Fan:** No

[ ] Recessed Lights or Knob/Tube Wiring are covered with insulation-This may present a Fire HAZARD

[ ] Water Stains noted on the framing members which appear to be from [ ] Past [ ] Current Leak

Remarks: [ ] Electrical: line splices in wiring [ ] without wire nuts; [ ] without J-box and/or cover

Staining is noted to the framing at the upper plumbing vent pipe entry through the roofing. Sealant/patching is noted on the roof at the vent pipe. Master bathroom exhaust fan is discharged towards the eave vent, not to the eave vent. Moisture buildup & black staining is noted to the attic framing at the master bathroom exhaust discharge. Recommend correcting the exhaust to terminate to the building exterior.

Crawl Space N/A **Soil Condition:**

Access limited to: of area due to inadequate clearance caused by:

Location Of Access:

Crawl Space ventilation: **Girder/Joists Sagging:**

Piers fully Bearing: **Cripple walls appear diagonally braced:**

Type sub floor: **Under floor Insulation:**

Sub floor visual condition:

[ ] Sump pump installed (not inspected for operation)

[ ] Water Stains noted on the framing members which appear to be from [ ] Past [ ] Current Leak

[ ] Electrical: line splices in wiring [ ] without wire nuts [ ] without J-box and/or cover

Water ponds to: "+/- deep during wet weather in crawl space [ ] Biological/Organic Growth Noted

If Soil Stability or expansive soil is a concern, contact a soils engineer.

Basement N/A

Stairways/Landings (Interior): **Head Clearance:**

Riser/Tread Ratios: **Railing: Sturdy/Spacing:**

[ ] Loose railings/posts [ ] **Potential HAZARD**

Foundatior [ ] Recommend a licensed foundation contractor evaluate further for any needed repairs or replacements.

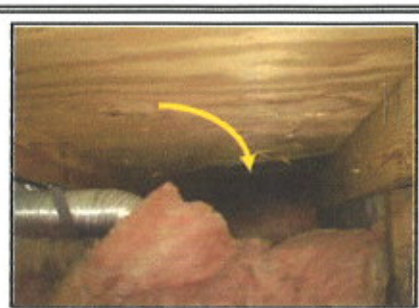
Type Foundation: Slab [ ] Evidence of moisture entry to home (see remarks)

Foundation Material: Poured Concrete

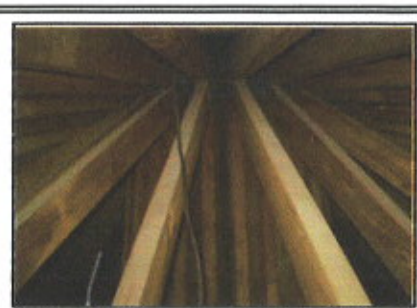
Foundation Cracks: None visible **Anchor Bolts Noted:** UTD

Remarks:

Staining is noted at the upper plumbing vent pipe entry through the roofing.



Moisture buildup & black staining is noted at the master bathroom exhaust discharge.



Upper dome framing.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
fire wall	a wall rated to withstand the effects of a fire for a period of time, and prevent the further spread of the fire beyond the wall for that length of time.
flashing	waterproof sheets, often of corrosion-resistant metal or plastic, installed with exterior finishing material to prevent water leakage in places where it is likely to occur, such as at the intersection of a wall and roof or in the valley of a roof.
flue	the chimney passageway for smoke and combustion produced in a fuel burning appliance.
friction catch	a mechanism which holds a cabinet door closed using friction, such as a latch.
gable roof	a roof design in which all rafters are cut to the same length and joined in the center to form a peak, with the two sides of the roof sloping down from that peak.
gambrel roof	a roof style in which the rafters are at two different slopes from the ridge to the eaves.
GFCI	ground fault circuit interrupter-a circuit breaker designed to protect people from electrical shock.
girder	a structural beam used to support concentrated loads at points along its length.
hearth extension	a fireproof section of flooring extending out from a fireplace opening.
heat exchanger	a device for transferring heat from one fluid to another in cooling systems.
hip roof	a style of roof which slopes on the ends as well as the sides, so that the eave line formed is constant on all walls.
hose bib	a faucet with a threaded outlet to which a hose can be connected.
HVAC	heating, ventilation and air conditioning.
joist	a horizontal structural member that supports the load of a floor or ceiling.
junction box	a metallic or non-metallic box, designed with knockouts in the sides and back, used to support and protect electrical wire connections or conductor splices.
knob and tube	an obsolete form of house wiring in which the conductors are strung between porcelain knobs and porcelain tubes are used to line holes in structural members through which the wires pass.
negative grade	a condition in which the surrounding soil slopes toward the foundation.
mortar	a mixture of portland cement, lime and sand used to fill voids in masonry units, bond them together, and add support.
open circuit	an electrical circuit that has a break, or is "open," so that the current cannot flow through.
open hot	the wire coming from the circuit breaker has a break, or is "open," so that the current cannot flow through.
open neutral	normally the white wire has a break, or is "open," so that the current cannot flow through.
reverse polarity	the hot (black wire) and neutral (white wire) connections are reversed at the receptacle.
riser	vertical boards between stairway treads.

GLOSSARY OF COMMON TERMS

TERM	DEFINITION
ABS	acrylonitrile-butadiene-styrene-plastic pipe and fittings used for plumbing waste drains and vents.
ampere (amp)	a unit of electrical current, circuit breakers, wiring and appliances are normally rated by amperage.
anchor bolt	bolts used to fasten the building framing to concrete or masonry foundation.
anti-siphon	a device to prevent the back-flow of waste water into a system.
baluster	a small spindle or vertical member that supports a rail or banister. Balusters form the main support for the handrails along a stairway or around a balcony. Also called a banister.
balustrade	a row of balusters supporting a handrail along a stairway.
bollards	normally a metal post placed in front of equipment to protect against vehicle impact.
breaker tie	a clip or bar that connects two circuit breakers.
BX/MC cable	a trade name for a type of residential electrical wiring in which the wire bundle, consisting of individually insulated conductors, is covered by a flexible spiral-wound metal armor. Also called metal clad (MC) cable.
cap	the top part of a column, pilaster, etc.
caulking	using a sealant to fill small gaps in surfaces or between joints.
ceiling joist	a horizontal structural member spanning the top plates and to which the ceiling covering is attached.
circuit breaker	an automatic electrical switch that interrupts an electrical circuit when the current exceeds safe limits.
combustion venting	fresh air taken from the outside to aid in the complete combustion of a gas appliance.
condensate	water that is ejected from the heating and air system.
crawl space	the space within the foundation perimeter under a building's flooring that allows access to plumbing pipes and other systems.
cripple wall	a short framed wall extending between a concrete or masonry foundation and the floor.
damper	adjustable air-flow control device in a duct or flue vent pipe.
dielectric	a material that is an electrical insulator; a non-conductor.
double lugging	two wires to one circuit breaker.
drywall	wall coverings that are applied dry, or without mortar. The term is most often used in reference to gypsum wallboard (sheetrock).
escutcheon	a circular trim piece which fits around a pipe and covers the hole where the pipe passes through the wall or floor.
fire box	the combustion area of a fireplace, furnace, or boiler.

TERM	DEFINITION
roof sheathing	the structural covering of the rafters or trusses, usually plywood or hardboard panels or closely-spaced boards.
safety relief valve (SRV) or (T&P)	a pressure and/or temperature-relieving device, used to limit the pressure and/or temperature in a vessel or system to within a safe value.
scupper	a drain installed through a roof or deck surface to allow for drainage of water.
sediment trap	a short piece of pipe normally installed vertically in a horizontal section of pipe to trap particles.
spalling	flaking and deterioration of a masonry surface.
spark arrestor	a screen or expanded metal covering on the outlet of an exhaust or a chimney which allows smoke to pass through but prevents sparks from exiting and creating a fire hazard.
strike plate	a metal plate, recessed flush with a door jam, into which a lock bolt latches.
thermal seal	the seal between the panes of glass on dual pane windows.
tread	the horizontal boards on stairs which make up the steps.
UFER	a metal rod imbedded in the foundation used to complete the home electrical grounding system.
weather strip	a seal used around doors and windows which prevents drafts, dust, noise and moisture from entering the building.
weep hole	a hole in masonry walls which permit the passage of water and prevent it from building up behind the wall and possibly undermining the foundation.
wiring splice	joining two wires together.

CERTIFIED CREIA INSPECTOR

THOMAS REAL ESTATE INSPECTIONS, Inc.
INSPECTION SERVICES Inc.
12073 Wanderer Rd.
Phone: (530) 268-3452 Fax: (530) 268-3452
E-mail: mike@thomasinspections.com Web: www.thomasinspections.com

Homes are built to last for a lifetime, but there are certain systems or components that wear out periodically, and will need to be replaced on a fairly regular time cycle. The following life cycles are derived from a number of sources as well as the manufacturers suggested service-life. The life-expectancy of some components will vary with the severity of local weather, the design, quality of installation, and the level of maintenance it has received.

Life Expectancy of Home Components (based on 2002 data)

Landscaping	Years
Decks	
Wood	15
Driveways	
Asphalt	15
Concrete	50
Fencing	
Wood	12
Chain Link	30
Patio	
Brick/Stone	20
Concrete	24
Sprinkler Systems	12
Swimming Pool	
Vinyl Above ground	10
Built-in Plaster	18
Walkways	
Brick/Stone	15
Concrete	24
Loose Aggregate	4
Exterior Structure	**Years**
Doors	
Door with roof over it	80-100
Main Garage Door	20-50
Siding	
Aluminum or Vinyl Siding	20-50
Brick chimney & fireplace	100+
Brick or stone walls	100+
Caulking for sealer	8-10
Composite pressed wood siding	Unknown
Exterior Paint	7-10
Metal Coping	20-40
Mortar(walls)	25+
Steel siding	50-100
Stucco 2-coat	Unknown
Stucco 3-coat	50-200
Stucco EIFS	Unknown
Wood Siding	10-100+
Windows	
Window Glazing	20
Aluminum Casement	20-50
Dual Pane thermo-seals	10-20
Wood Casement	20-50
Shutters	
Wood Exterior	4-5
Vinyl Exterior	7-8
Aluminum Exterior	3-5
Foundation	**Years**
Poured footing/foundation	200
Concrete Block	100
Cement	50
Post-tension Slab on Grade	50+

Roofing	Years
Asphalt composition rolled	12-20
Asphalt composition shingle	15-30
Built-up roofing	12-30
Concrete or Clay Tile	30-100+
Gutters & Downspouts (copper)	50+
Gutters & Downspouts (galv)	15-20
Gutters & Downspouts (vinyl)	8-10
Shake & Wood Shingles	15-30
Sheet Metal	25-50+
Slate	50-100
Spray Foam	Unknown
Wood Composition Tile	Unknown
Electrical	**Years**
Aluminum branch circuit wiring	Need Inspect.
Fused Service Panel	Outdated
GFCI circuit breaker or outlet	5-10
Knob & Tube wiring	Outdated
Service Panel	40
Plumbing	**Years**
Cast Iron sewer pipe	50-100
Concrete sewer pipe	50-100
Copper potable water pipe	50+
Copper sewer pipe	50+
Galvanized potable water pipe	30-50
Plastic potable water pipe	Unknown
Plastic sewer pipe	Unknown
Interior	**Years**
Doors	
Hollow core door	5-30
Solid core door	30+
Steel door	50+
Floors	
Carpeting	8-12
Marble	100+
Slate flagstone	100+
Solid oak or pine	100+
Terrazzo	100+
Vinyl	20-30
Wood Laminate	20+
Interior Walls & Finish	
Ceramic Tile	100+
Drywall & Plaster	30-70
Wall & Trim Paint	5-10
Wallpaper	7
Wood Paneling	20+
Stairs	
Railings	30-40
Stairs	50-100
Cabinets	
Medicine cabinet	20+
Kitchen cabinet	15-20

Interior(con't)	Years
Counter Tops	
Acrylic	15+
Ceramic	100+
Corian	20+
Granite	20+
Laminated/Formica	10-15
Wood	20
Bath	
Cast Iron Bathtub	50
Fiberglass Bathtub/Shower	10-15
Toilet	50
Sinks	
Acrylic	10+
Cast Iron or Porcelain	25-30
Concrete	50+
Corian	20+
Enamel Steel	5-10
Faucet	15-20
Fiberglass	15-20
Appliances	
Compactor	10
Dishwasher	5-12
Disposal	5-12
Freezer	16
Microwave oven	11
Refrigerator	15-20
Septic tank & System	15-25
Stove/Oven	15-20
Sump Pump	10-12
Washer/ Dryer	8-12
Well	10-12
Water Heaters	
Gas/Oil	10-14
Electric	10-15
Heat Extractor	8-12
Air Conditioning	**Years**
Attic Fan	18-20
Boilers	30-50
Burner & Heat Exchanger	21-24
Central Air Conditioning	8-15
Damper	18-20
Electric Heat Air Handler	8-12
Electric Radiant Heater	10-12
Fiberglass Ducting	14-16
Flexible Plastic Ducting	14-16
Furnace Gas/Oil	8-18
Furnace High Efficiency	Unknown
Galvanized Ducting	28-30
Heat Pump	8-12
Humidifier	6-8
Whole House Fan	14-16
Window Air Conditioner	8-10