



**CLIENT & INSPECTION INFORMATION**

DATE OF INSPECTION: 9.1.2005.  
TIME OF INSPECTION: 8:00 AM

INSPECTOR: Jeff Herboldshimer - Certified Inspector.  
CLIENT'S OFFICE: Century 21.  
DISCLAIMER: This is a computer generated report with information entered by a human being. It is possible there have been accidental entries from mistaken keystrokes. If these unintentional entries make it past editing, notify me for a corrected report.  
CLIENT'S AGENT: Melisa Sorensen.

**REPORT TERMINOLOGY DEFINITIONS**

DURABLE: On the day of the Inspection, the component was operating within its designed lifespan.  
SERVICEABLE: On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.  
GOOD: DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.  
FAIR: DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.  
POOR: The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.  
ACCEPTABLE: This means that on the day of the Inspection, the component was still performing as designed.  
(x3): Number of times the condition was noted.  
LOCATIONS: The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.  
PLEASE NOTE: **The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.**

**GENERAL INFORMATION**

AREA: Neighborhood.  
PROPERTY OCCUPIED? No.  
CLIENT PRESENT: No. This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection walkthrough and did not sign the Service Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Service Agreement and further agree that the Service Agreement will form a part of the inspection report.  
REMARKS: This residence is an older home and is likely to have more conditions than can be evaluated in the time normally allowed for an inspection. An effort is made to identify as many health and safety items as possible and include as many other issues as time allows. In general, the home was built in typical fashion with standard level of quality. The home appears to have had very little continuing maintenance such as painting, caulking, cleaning, etc. Some deficiencies are noted in the following report. Regular

**Associated Inspection Services:** Human, Harold, Gridley, 215 Hazel,  
maintenance is required to obtain maximum service and durability.

**CLIMATIC CONDITIONS**

TEMPERATURE: 71 degrees. The temperature increased during the inspection.  
CONDITIONS: Sunny.  
SOIL CONDITIONS: Dry with normal landscape moisture noted.

**BUILDING CHARACTERISTICS**

MAIN ENTRY  
FACES: North.  
BUILDING TYPE: Single Family Dwelling.  
STORIES: 1.  
SPACE BELOW  
GRADE: Crawl space.

**UTILITIES**

WATER SOURCE: Public.  
SEWAGE  
DISPOSAL: Public.  
UTILITIES  
STATUS: Gas service off at time of inspection. This means that the gas appliances and gas connections were not tested during this inspection.  
Other The inspector can be re-contracted, for an additional fee, to verify the integrity of any systems that were not turned on at the time of this inspection. Re-inspection fees are billed at our hourly rate.

**GROUNDS & EXTERIOR**

**TOPOGRAPHY**

LOT TYPE: Typical lot topography found in subdivisions.  
LOT DRAINAGE: Drainage appears adequate.  
FOUNDATION: Typical hairline cracks were observed = Monitor.

**DRIVEWAYS/WALKWAYS**

DRIVEWAY: Acceptable. Concrete. There are cracks that appear typical for a house of this age. We recommend sealing any cracks in the driveway slabs to prevent further water intrusion.  
DRIVEWAY  
DRAINAGE: Good.  
WALKWAYS:



Concrete. There are cracks that appear typical for a house of this age. We recommend sealing any cracks in the walkway slabs to prevent further water intrusion. Installed in 1913.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

**LANDSCAPING**

TREES: Acceptable.  
FRONT LAWN: General condition is Fair.  
BACK LAWN: General condition is Fair.  
SPRINKLERS: Yes: Automatic sprinklers were identified. Did Not Test = The evaluation of sprinkler systems is beyond the scope of this evaluation. It is recommended that information about the sprinkler system, stations, care and maintenance be obtained from the Seller.

**EXTERIOR**

**EXTERIOR CLADDING**

SIDING  
CONDITION:



All horizontal trim should be regularly maintained to prevent water infiltration and material deterioration. This usually includes caulking and painting. Paint is no longer providing the protection needed.

BRICK  
CONDITION:

Fair. In our visual evaluation we are not able to determine the installation of the underlayment and flashings. These can only be viewed and evaluated by destructive discovery which is beyond the scope of this visual evaluation.

OTHER  
CONDITIONS:



Vegetation limits access to the exterior surfaces. Earth to wood clearance is: Poor at: all areas where concrete is poured over wood members.

REMARKS:

Wood/earth contact noted. Non treated wood is not insect resistant and may encourage infiltration.

**EXTERIOR TRIMS**

PAINT/STAIN  
CONDITION: Poor.

MOLDINGS & TRIM  
CONDITION: Poor.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

TRIM PAINT  
CONDITION: Poor.  
EAVES/  
OVERHANGS  
CONDITION: Poor.  
WINDOWS  
CONDITION:



Poor. Material deterioration noted.

SCREEN  
CONDITIONS: Did Not Evaluate.  
CAULKING  
CONDITION: Poor.

**FRONT PORCH**  
TYPE:



Wood-General condition is fair, some areas need repair.

STAIRS: Good.  
DOORBELL: The installed doorbell did not respond to the button.

## ROOFING

### GENERAL ROOFING CONDITION

ROOFING  
CONDITION: Roofing repairs are needed to prolong the overall life of the roof and to prevent moisture entry = Recommend further evaluation/repair by a licensed Roofer.

RIDGES:



Pieces of the ridgecap are deteriorated, It has been my observation the high profile ridge cap that has been installed deteriorates at a rate faster than the field materials. Depending on conditions, the ridge might need to be replaced after 10-15 years. Repair/replace as needed.

**Associated Inspection Services:** Human, Harold, Gridley, 215 Hazel,

**INSPECTION METHOD:** Walked upon the rooftop.  
**ROOF PITCH (slope):** Estimate only. 8:12.  
**STYLE:** Gable.  
**ROOFING LAYERS:** There is one layer of roofing material installed.  
**DESIGNED LIFESPAN:** The statistical life average of this roofing product is 15-18 years.  
**ROOFING MATERIAL:** Composition Shingles.  
**SOME OF THE SHINGLES:**



Some of the shingles showed the following conditions: missing shingles, some have been patched.

**FLASHINGS & OTHER ITEMS**

**ROOF PENETRATIONS:** Plumbing vents were observed.  
**ATTIC VENTS:** Yes. Gable vents.  
**ROOF METAL:** Rusty flashing was noted, Conditions are consistent with the age of the home.  
**RAIN GUTTERS:**



General condition is Fair, The rain gutters are in need of cleaning. Damaged from tree. Paint is no longer providing the desired protection in some areas. Minor damage to downspout noted.

**FACIA AND TRIM**  
**DOWNSPOUTS:**  
**VEGETATION:**



Vegetation overhangs the roof = Recommend trimming as needed.

**CHIMNEY #1**

CONDITION: Repairs are needed.  
 MATERIAL: Brick and Mortar.  
 SPARK ARRESTOR: A spark arrestor is NOT installed. This safety device prevents hot embers from leaving the flue.  
 CHIMNEY CAP: A chimney cap is not installed, but it is recommended to prevent water entry and damage to the chimney.  
 CHIMNEY CROWN



The chimney crown is deteriorated and needs to be repaired to prevent further damage to chimney.

FLUE LINER: Did Not View.  
 CHIMNEY CLEAN: Did Not View.  
 ROOF JOINT: The flashing at the chimney/roof joint is protected by the recommended counter flashing.  
 REMARKS: Regular chimney maintenance is highly recommended, yet often overlooked by homeowners. The full evaluation of the structural and internal portions of the chimney is beyond the scope of this visual evaluation. It is recommended that a "Level 2" chimney and flue evaluation be performed by a certified Chimney Sweep to identify any possible hazards. The "Level 2" evaluation is best suited to provide the information needed for the Real Estate transaction.

GARAGE
--------

**GARAGE**

GENERAL CONDITION: Poor.  
 TYPE: One car.  
 LOCATION: Detached.  
 ROOF CONDITION: Poor.  
 REMARKS: Older building, neglected state.  
 OTHER: Overhead power lines are not connected. A licensed contractor, experienced in this field, should further evaluate this condition.

**GARAGE DOOR(S)**

MAIN GARAGE DOOR(S): Acceptable.

# KITCHEN/LAUNDRY

## KITCHEN

- CONDITION: The components of this room are both Durable and Serviceable. Conditions are consistent with the age of the home.  Good  Fair  Poor
- WALL FINISH: There are evident cracks in the plaster.
- FLOORING: Vinyl, General condition is Poor = Repair/Replace.
- LIGHTING: Good.
- OUTLETS: Few outlets noted.
- GFI OUTLETS: This outlet circuit is NOT ground fault circuit interruptor (GFCI) protected. GFCI protected outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.
- CABINETS: General condition is Fair.
- COUNTERTOPS: The counter finish has some scratches and mars from typical use.
- SINK: The sink is scuffed and marred from typical use. Caulking around sink is routine maintenance item to prevent water infiltration.
- DRAIN CONDITION: Good.
- FAUCET: The faucet is an older model. The faucet has a constant drip from the spout = Repair.
- PLUMBING LEAKS: None were visible at this time.

## KITCHEN APPLIANCES

- DISHWASHER: A dishwasher is not installed.
- GARBAGE DISPOSAL: None.
- STOVE (Range): None.
- OVEN: None.
- GAS SHUT-OFF:



Gas line is not capped, electric outlet is not secure or protected by conduit. A licensed contractor, experienced in this field, should further evaluate this condition. Bootleg 110 volt circuit has been taken from 220 volt outlet. 110 volt outlet is not properly protected by circuit breaker. ***THIS IS A HEALTH/SAFETY CONCERN.***

- FLEXIBLE CONNECTOR: A flexible gas line is not installed. Modern standards recommend the installation upgrade of a flexible gas line.
- EXHAUST FAN: None.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

### LAUNDRY

LOCATION: Back porch.

WASHER HOOK-UPS: Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.

WASHER DRAIN: The clothes washer does not have a permanent drain. Instead, it is routed to the sink.

DRYER HOOK-UPS: There is a 220 electric dryer hook-up.

DRYER VENTING: The dryer vent is vented to the outside.

WALL FINISH: The general paint condition is Fair.

CEILINGS: Same as wall.

FLOORING: Vinyl.

MISWIRED

OUTLET(S): Noted Dead outlet(s): West wall.

SINK: concrete.

FAUCET: Faucet has a constant drip.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

## INTERIOR ROOMS

**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

### LIVING ROOM

CONDITION: The components of this room are both Durable and Serviceable. Fair.

WALL FINISH: The general paint condition is Fair.

CEILINGS: Plaster general condition is fair. Normal settling cracks were noted.

FLOORING: Wood, Normal wood floor joint separation cracks were observed = Refill as needed. The floor is partially covered with personal items/carpet. Unable to view.

WINDOWS: Single pane window(s) condition is: Fair.

LIGHTING: Good.

MISWIRED

OUTLET(S): The following types of miswirings were identified in this room: Reverse Polarity.

HEATING DEVICE: Fireplace, refer to heating section.

### DINING AREA

CONDITION: The components of this room are both Durable and Serviceable. Fair, Same as, living.

MISWIRED

OUTLET(S): The following types of miswirings were identified in this room: Reverse Polarity.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

## DEN

CONDITION: The components of this room are both Durable and Serviceable. Fair, Same as, living.  
DOOR: The following pocket door conditions were identified: The pocket door scrapes on it's frame.  
OUTLETS: Noted Broken outlet(s): North wall.  
HEATING DEVICE: Heat register(s) were observed.

## REAR PORCH

CONDITION: Enclosed rear porch.  
LOCATION: South.  
LIGHTING: The light fixture is not installed.

# BATHROOMS

## #1 BATHROOM

LOCATION: Middle.  
CONDITION: The components of this room are both Durable and Serviceable. Fair, Conditions are consistant with the age of the home.  
WALL FINISH: The general paint condition is Fair. Paint is peeling.  
CEILINGS: Plaster general condition is Good.  
FLOORING: Vinyl.  
DOOR: Good.  
LIGHTING: Good.  
OUTLETS: Good.  
GFI OUTLETS: This outlet circuit is NOT ground fault circuit interruptor (GFCI) protected. GFCI protected outlets were not required at the time of construction, but the safety retrofit is recommended for your safety. This is a Buyer's Safety upgrade and should NOT be considered the responsibility of the Seller.  
HEATING DEVICE: Heat register(s) were observed.  
BATH VENTILATION: Ventilation is provided by an open window only.  
VANITY: The finish is worn on the cabinets.  
COUNTERTOPS: Cultured Marble-General condition is Good. General condition is Poor.  
SINK: Good.  
DRAIN CONDITION: The drain flowed as designed.  
FAUCET: The faucet is an older model. General condition is Poor = Recommend upgrading the unit.  
TOILET: The toilet general condition is Fair.  
BATH FIXTURE: A combination tub and shower is installed.  
SHOWER PAN/TUB: Good.  
TUB/SHOWER SURROUND: Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.  
TUB/SHOWER PLUMBING: Good.

# BEDROOMS

**SCOPE:** Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke alarms. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

## #1 BEDROOM

LOCATION: Middle.

CONDITION: The components of this room are both Durable and Serviceable. Good, Conditions are consistent with the age of the home.

WALL FINISH: There are evident cracks in the plaster.

CEILINGS: Same as wall.

WINDOWS: Fair, Single pane window(s) condition is:

DOOR

HARDWARE: The door lock does not work correctly. closet door.

CLOSET STORAGE: Adequate.

## #2 BEDROOM

LOCATION: South.

CONDITION: Same as the first bedroom listed. Additional/different conditions may be noted below. The following additional conditions are noted.

WALL FINISH:



Wall damage noticed, possible water damage from shower.

OUTLETS: Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This creates an open ground condition.

CLOSET STORAGE:



Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

**#3 BEDROOM**

LOCATION: Southwest.  
CONDITION: Same as the first bedroom listed. Additional/different conditions may be noted below.  
OUTLETS: Noted 3 prong outlets installed where only 2 prong outlets were designed to be used. This creates an open ground condition.

**GENERAL INTERIOR**

**CEILINGS / WALLS / FLOORS**

CEILINGS: Sheetrock condition is Good.  
WALLS: Sheetrock condition is Good.  
WALL CAVITIES: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**

MOISTURE ENTRY: There was no apparent evidence of moisture entry at this time. Please ask the owners about any history of moisture related conditions.

**WINDOWS**

MATERIAL:



Windows are old and have not been maintained. Some have material deterioration. Paint is no longer providing protection.

CONDITION: Poor, Some of the window rollers/guides are worn and do not function smoothly.  
FUNCTION: Many of the balancers have damaged ropes.

**ADDITIONAL ITEMS**

SMOKE DETECTORS: Installed.  
CARBON MONOXIDE DETECTOR: No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

**HAZARDOUS MATERIALS TESTING & IDENTIFICATION**

PLEASE NOTE: **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

# ATTIC

## ATTIC

METHOD OF INSPECTION: Entered inside and inspected all of the accessible areas.  
STRUCTURE: Visual condition is Good.  
ROOF SHEATHING: Good.  
FRAMING: Good.



TRUSS SYSTEM: Yes.  
REMARKS: There are two abandoned chimneys noted. This is an observation for your information and not considered a negative condition.



## ATTIC COMPONENTS:

ATTIC INSULATION: Type: Fiberglass Batts. Total Thickness: r-19+. Area over laundry and back porch lack adequate insulation. A licensed contractor, experienced in this field, should further evaluate this condition.



ATTIC VENTILATION: Adequate.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

ATTIC  
ELECTRICAL:



I observed splicing of modern wiring to the old knob & tube that does not conform with modern splicing guidelines = Recommend further evaluation/repair by a licensed Electrician. Noted line splices in the attic without the use of proper J-boxes and covers = Repair. Knob & Tube wiring is covered with insulation = This may present a Fire hazard. A licensed contractor, experienced in this field, should further evaluate this condition.

EQUIPMENT  
VENTING



Clearance to combustable materials does not meet manufactures recommendations. 6" clearance to single wall and 2" clearance to double wall is common. Both the furnace and water heater.

## FOUNDATION

CRAWL SPACE  
CRAWL SPACE  
ELECTRICAL:

One or more of the wires are not secured every 4'-5' as is common practice. In some instances the wires are in contact with the ground.



# PLUMBING SYSTEM

## PLUMBING SYSTEM

**GENERAL CONDITION:** Fair.

**FUEL TYPE:** Natural Gas.

**WATER SUPPLY:** Public water.

**WATER PIPE TYPE:** Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.

**SUPPLY PIPE LEAKS:** I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.

**WASTE PIPE TYPE:** Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

**DRAIN FLOW:** Acceptable. Only the sink, tub/shower and toilet drains were observed for flow.

**CLEAN-OUT PLUG ACCESS:** Yes.

**WASTE TREATMENT:** Sewer. Ask the owners about any sewer maintenance history.

**WASTE PIPE LEAKS:** Evidence of waste pipe leaks at Shower. Please refer to you pest and wood destroying organism report concerning this item. A licensed contractor, experienced in this field, should further evaluate this condition.



# WATER HEATER

## WATER HEATER

**LOCATION:** Attic.

**VISUAL CONDITION:** Typically when equipment is mounted in an attic there needs to be a walkway and lit work platform, niether are installed. Pilot is off - Could not fully inspect. The access is restricted. Unable to completely view conditions. Access should be maintained for maintenance and lighting pilot.

**APPROXIMATE AGE:** This unit appears to have been installed at time of construction.

**LIFESPAN:** According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

**TYPE:** Natural Gas.

**SIZE:** 40 Gallons.

**EARTHQUAKE STRAPPING:** No = Potential Hazard.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

SAFETY RELEASE VALVE: Yes = Did Not Test.

COMBUSTIBLE CLEARANCE: Adequate.

GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING: The combustion and exhaust venting appear to be Good.

TANK DRAIN VALVE: The lower tank drain valve is currently not dripping.

FLOOR DRAIN: A floor drain was not found near the unit. The addition of a working drain is recommended to prevent flood damage when the unit's tank fails, or there is a plumbing leak. This is a usual requirement when mounted in an attic an a leak can cause damage.

INSULATING BLANKET: Yes. A thermal blanket is installed - Unable to fully view tank.

## HEATING SYSTEMS

### HEATING SYSTEM

VISUAL CONDITION: Fair. The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting. Keep in mind the advanced age of this unit = The upgrade to a new unit is inevitable and should be planned and budgeted for. The unit did not respond to thermostat controls. A licensed HVAC professional should evaluate the entire system before the close of escrow.

UNIT LOCATION: Laundry.

TYPE: Forced Air. This unit uses both gas and electricity.

ESTIMATED LIFESPAN: According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

BLOWER MOTOR: Operates smoothly.

FILTER TYPE: The filter is installed and functioning. Filters require regular maintenance.

THERMOSTAT: Good.

HEAT DUCTS: The visible portions of the ductwork are in working condition.

COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.

GAS SHUT-OFF: An easy operate hand shut-off valve is installed on the gas line. The flex line of incorrectly passes through the case of the furnace. In the event of an earthquake or movement, the case can easily shear the flexible gas line. It is recommended for that this be repaired by a licensed heating contractor.

VENTING: The combustion and exhaust venting appear to be Good.

COMBUSTION CHAMBER: **Did Not Evaluate.** The complete evaluation of Combustion Chambers/Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation. There was rust noted in the combustion chamber which indicates some deterioration of the combustion chamber.

RECOMMENDATION : **Recommend further evaluation/repair by a licensed Heating Ventilation Air Conditioning technician. The gas is currently shut off = We recommend before closing on the home that, for your safety, you have the gas turned on and have the gas appliances checked by either the Utility Company or a licensed Heating contractor.**

**FIREPLACE #1**

LOCATION: Living Room.  
OVERALL CONDITION: Repairs are needed to restore the integrity to the unit. It is recommended that a Chimney Sweep further evaluate and determine the extent of needed repairs.  
TYPE OF FUEL: The unit is wood burning.  
FIREBOX CONDITION: General condition is Poor. Repairs are needed to the rear wall firebrick. The mortar is deteriorated and the brick are sagging. This makes it unsafe to burn fires until repairs are completed.



**COOLING SYSTEMS**

**AIR CONDITIONING**

EVAPORATOR DRAIN LINE: The condensate line terminates under the house and water is being discharged. The moisture can lead to material deterioration and biological growth. Current practice is to terminate at the exterior.

RECOMMENDATIONS: Regular maintenance as recommended by the manufacturer is required for all appliances. See Owner's Manual for details.



**ELECTRICAL SYSTEM**

**ELECTRICAL SYSTEM**

ELECTRICAL SERVICE: Underground System.  
SYSTEM TYPE: Circuit Breakers.  
SYSTEM TYPE & VOLTAGE: 3 Wire System using both 110/220 volts.  
WIRING TYPE: Romex.  
MAIN 110V BRANCH WIRING: Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.  
MAIN 220/240V BRANCH WIRING: Copper and Aluminum was found = Normal. Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminium wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

HOUSE GROUND  
CONNECTION:

UFER.

OUTLET TESTING:

All of the accessible open outlets were tested.

REMARKS:



Overhead wires to garage are not functional.

### MAIN DISTRIBUTION PANEL

PANEL

CONDITIONS:



There is an opening in the dead front panel. This space should be filled.

## SUMMARY

### SUMMARY

STRUCTURAL  
CONDITION:

The overall structural condition is Fair. Only evidences of normal settling was noted. Please refer to the report in its entirety for details. Exterior surfaces have been neglected and some deterioration is noted in areas.

Note

ROOF CONDITION:

Conditions are consistent with the age of the home. Some minor roofing repairs are needed to prolong the roof's overall lifespan = Please see the Roofing section of the report.

Good  Fair  Poor

ELECTRICAL  
CONDITION:

Please refer to the report in its entirety for details.

Note

HEATING  
CONDITION:

Did not function. Further evaluation/repair is recommended by a licensed HVAC = Please see the Heating section of the report.

Note

COOLING  
CONDITION:

Please refer to the report in its entirety for details.

Good  Fair  Poor

PLUMBING  
CONDITION:

Please refer to the report in its entirety for details.

Note

Associated Inspection Services: Human, Harold, Gridley, 215 Hazel,

INSPECTION  
LIMITATIONS:

**Hazardous materials are beyond the scope of this Home Inspection report.**

REMARKS:

This home is in Fair overall condition for its age. Please refer to the report in its entirety. Good Luck in your new home!  Good  Fair  Poor

REMARKS:

When considering a house of this age be aware that many of the components may be well past their useful service life. Maintenance and repairs are an ongoing process of ownership and should be planned for. Ask previous owner for recommendations of service providers experienced with this property.

Note

**PLEASE NOTE: If it is recommended a specialist review a condition, it is important the entire system be evaluated and this service be performed before the close of escrow by a licensed professional.**

**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. The report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

**THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.**

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

**Jeff Herboldshimer - Certified Inspector**

Associated Inspection Services  
10329 Township Road  
Live Oak, CA 95953

530 713-9393  
530 695-3461 fax

e-mail/ inspector@syix.com

## **SERVICE AGREEMENT**

Address of subject property: Gridley, 215 Hazel,

Clients Name: Human, Harold

Date: 9.1.2005

### **CONTINGENT AND LIMITING CONDITIONS**

This written report covers the highlights of the physical inspection, and of the discussions between you and our inspector. The client has been urged to be present during the inspection, to take notes and to ask questions about the home and about the inspection process. Full value from this inspection may be derived from: a. The inspectors walk through or "show and tell" with you. b. Your notes and the discussion during the walk through. c. Study of this written report. d. The general supplemental information contained in this report. e. Prepared articles from our library, and follow up telephone consulting.

The report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his 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, moving of furniture, appliances or stored items, or excavation 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, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; 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. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

Associated Inspection Services , certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales 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 to the Better Business Bureau in accordance with its Construction Industry Arbitration Rules then pertaining, unless the parties mutually agree otherwise. The maximum damages are limited to the cost of the inspection. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs 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.***

Where credit has been extended to the client, the client agrees to pay the stated fee for the services performed. This inspection is made with the express agreement of the client that he or she understand the conditions and limitations stated herein under which the inspector has performed the inspection and issued this report.

Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

This inspection company requires a Service Agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection walkthrough and did not sign the Service Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Service Agreement and further agree that the Service Agreement will form a part of the inspection report.

Agent Acceptance: \_\_\_\_\_ Date \_\_\_\_\_

Jeff Herboldshimer  
Associated Inspection Services  
Certified Inspector