

# RITE-WAY INSPECTIONS

A Division Of DeWitz Construction Since 1976

Scheduling: (530) 389-9200 Cell: (916) 599-9946

inspectionmanagement@hughes.net

## PROPERTY INSPECTION REPORT



8200 Crestshire Circle.

Prepared for: Jeremiah And Brandi Sphar.

SCOTT DEWITZ - CERTIFIED INSPECTOR.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "**What Your Inspection Includes**" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the systems did meet requirements at the time they were installed.

**THIS IS A VISUAL INSPECTION. NO DESTRUCTIVE DISCOVERY IS PERFORMED. IN OTHER WORDS, YOUR INSPECTOR DOES NOT HAVE X-RAY VISION AND CANNOT SEE HIDDEN DEFECTS.**

Though they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report.

These issues are subjective in nature and generally do not affect the durability and serviceability of the components of the building.

**Because a Real Estate Inspection is general in nature and not technically exhaustive, there may be issues or conditions mentioned in the report calling for further review by specific trades persons or specialists such as electrical, plumbing, roofing, heating and air conditioning or other qualified, licensed trades persons or contractors. These reviews may reveal additional items or concerns other than those**

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mentioned in the report.

**Consequently, it is strongly advised that the recommended reviews be conducted prior to the close of escrow.**

Some comments are **bolded** in the report body to highlight a specific condition. However, there are many comments in the report that may be important to you that are not in bold type. Please read the entire report. For your convenience, **Health & Safety Items**, **Maintenance and/or Deferred Maintenance Items**, and **Recommended Upgrades** are in color in the body of the report.

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**WARNING.... This report cannot be sold or transferred!**

**The Client agrees to indemnify, defend and hold harmless the inspection company from third party claims relating to this inspection report.**

A representative sample of digital images may be included as a part of the inspection report. The images, when provided, are intended to augment the descriptive text in the body of the report, not as a replacement of the descriptive text. Additionally it should be noted that the images are not intended to be a comprehensive photographic documentation of the inspection. Photos are sometimes taken as a courtesy when the inspector feels that an image may assist the client in understanding the nature of the discovery.

## CLIENT & INSPECTION INFORMATION

**INSPECTION LOCATION:** 8200 Crestshire Circle.  
**CITY/STATE/ZIP** Orangevale Ca.  
**CLIENT'S NAME:** Jeremiah and Brandi Sphar.  
**DATE OF INSPECTION:** 12-15-07.  
**TIME OF INSPECTION:** 1:30pm.  
**CLIENT'S AGENT:** Rodney Rose.  
**BROKERAGE:** Home Real Estate.

## GENERAL PROPERTY INFORMATION 10.0

### 1.0 AREA AND OCCUPANCY:

**.01 AREA:** Suburbs.  
**.02 PROPERTY OCCUPIED?** No.  
**.03 CLIENT PRESENT:** Yes.  
**.04 PEOPLE PRESENT:** Purchaser, Buyer's Agent.  
**.05 PROPERTY OPENED BY:** Buyer's Agent.

### 2.0 CLIMATIC CONDITIONS:

**.01 TEMPERATURE:** The approximate temperature at the time of inspection: 55 degrees.  
**.02 CONDITIONS:** Sunny.  
**.03 SOIL CONDITIONS:** Dry.

### 3.0 BUILDING CHARACTERISTICS:

**.02 ESTIMATED AGE OF BUILDING:** Estimated Original Construction Date is: 1985.  
**.03 BUILDING TYPE:** Single Family Dwelling.  
**.04 STORIES:** 1  
**.05 FOUNDATION TYPE:** Raised foundation.

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## 4.0 UTILITY SERVICES:

- .01 WATER SOURCE/  
SHUTOFF LOCATION:** Public, The main water shutoff is located at the front of the building. The main water shutoff is located at the right side of the garage.
- .02 GAS SOURCE/  
SHUTOFF LOCATION:** Natural Gas, The main gas shutoff is located at the left side of the garage.
- .03 MAIN ELECTRICAL  
DISCONNECT LOCATION** The main disconnect is located at the left side of the garage.
- .04 SEWAGE DISPOSAL:** Public.
- .05 UTILITIES STATUS:** All utilities on.

## GROUNDS 11.0

### 1.0 TOPOGRAPHY:

- .01 LOT TYPE:** Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geotechnical Engineer.
- .02 RETAINING WALLS:** **Retaining wall is made of wood. General condition: Fair to poor. Noted the following specific conditions: Please note: All wood retaining walls are prone to deterioration and require maintenance and eventual replacement over time. Monitor and correct as needed.**
- .03 ROOF DRAINAGE:** **Underground drainage piping have been used at some locations. Appears to be broken and or clogged. The testing of underground drainage systems is beyond the scope of this inspection. Please ask owner about condition or perform your own testing before the close of escrow. It is further recommended that any underground drainage system be flushed at least once a year.**
- .04 FOUNDATION  
DRAINAGE:** **Positive drainage should be maintained 6' away from the foundation at all locations.**
- .07 TOPOGRAPHY  
REMARKS:** **There is no substitute for living in a structure through a variety of seasonal conditions. We make no guarantees as to the adequacy of the drainage. Please ask sellers to disclose any known drainage issues. Indications of water ponding at the year yard were observed.**

### 2.0 LANDSCAPING:

- .01 TREES:** Healthy in appearance.
- .03 FRONT LAWN:** General condition is Fair.
- .04 BACK LAWN:** Healthy in appearance.
- .05 SPRINKLERS:** The sprinkler system was tested using the manual actuators to determine if the house is being sprayed or there are any leaks visible from the valve location. The adequacy of the system or sprinkler coverage/adjustment is not addressed. Testing of the timer is beyond the scope of this inspection. If you have further concerns, we recommend consulting a landscape specialist or operating with the sellers prior to move in to determine zones and watering times and proper function. **NOTE: None of the irrigation system would respond to pressurization.**
- .06 YARD LIGHTS:** Yard lights are beyond the scope of a whole-house inspection. Have sellers demonstrate operation if concerned. **NOTE: The switch was activated as a courtesy and none of the lights would respond.**

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## .08 LANDSCAPING REMARKS:

Landscaping and the testing of irrigation systems are beyond the scope of a whole house inspection. Evaluation is done as a courtesy only. If you have further concerns, we recommend consulting a landscape specialist and/or operating the irrigation system with the sellers prior to move-in to determine coverage, zones and watering times.

### 3.0 FENCING/GATES:

#### .01 TYPE/CONDITION:

Fencing material is wood. The general condition is, Fair.

#### .02 FENCE POSTS:

**Some loose fence posts noted. This is a typical fence maintenance item.**

#### .04 GATES:

**Gate material is wood. Noted the following specific conditions: Due to the presence of a pool, the gates are required to be fitted with hardware to make them self closing and latching. Also, they should be six feet in height for proper safety. This is a child safety and liability issue. NOTE: The RV gate was nailed shut and therefore was not operated.**

#### .05 FENCING OTHER CONDITIONS:

The trees covered a good portion of the fencing and therefore was not accessible to inspect.

#### .06 FENCING REMARKS:

**Expect the need to perform typical ongoing maintenance on the fencing in order to maintain its integrity. NOTE: Recent maintenance has been performed.**

### 4.0 DRIVEWAYS/WALKWAYS:

#### .01 DRIVEWAY:

Concrete is serviceable and functional. Normal settling cracks were noted.

#### .02 WALKWAYS:

Appears serviceable and functional.

## POOL/SPA & OTHER BUILDINGS 12.0

### 1.0 POOL SURFACES

#### .01 POOL SURFACE

**The pool surface is rough or starting to become rough. This condition is generally a symptom of normal aging, re-plastering should be considered.**

#### .02 LEAKS:

**NOTE: Leaks in the pool are difficult or impossible to detect and are beyond the scope of this inspection.**

#### .04 WATER LEVEL

**Autofill was not located at the time of the inspection??**

### 2.0 pH BALANCE

#### .01 pH Balance Note:

The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The most common disinfectants used are chlorine compounds. For best results, have your pool professional help you with your decision. You can also call for a detailed booklet on chemicals entitled the "Residential Pool Chemical Guide", (800) 323-3996.

### 3.0 POOL SAFETY:

#### .02 SAFETY FENCE:

**The gate is not fitted with self closing hardware. Due to the presence of a pool, the gate(s) should be fitted with hardware to make it/them self closing and latching. This is a child safety and liability issue.**

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## 4.0 POOL PUMPING EQUIPMENT:

- .01 CIRCULATION PUMP:** Operational at the time of the inspection.  
**.02 SWEEP PUMP:** System uses one pump for circulation and pool cleaning.

## 5.0 POOL FILTERING EQUIPMENT:

- .01 FILTER:** Operational at the time of the inspection.

## 6.0 POOL CLEANING EQUIPMENT:

- .01 POOL SWEEP** Built in.

## 7.0 POOL HEATING EQUIPMENT:

- .01 HEATER** The solar heating system has been abandoned as the panels have been removed. The complete evaluation of the solar water heating components at the pool equipment pad is beyond the scope of this inspection. Suggest asking seller for further information and/or consulting a solar heating expert should you decide to add solar panels.
- .03 VISIBLE LEAKS:** None. NOTE: Leaks in the pool are difficult or impossible to detect and are beyond the scope of this inspection.

## 8.0 POOL ELECTRICAL:

- .01 LIGHTS/MISC:** Operational at the time of the inspection.  
**.02 GFCI OUTLETS** All receptacles/outlets within 20 feet of water, in any direction, must be GFCI protected. The outlets in this area are not GFCI and is a safety concern. The GFCI breaker at the pool equipment panel was not responding to testing. Suggest further review by a licensed electrician
- .03 CIRCULATION TIMER** Operational at the time of the inspection.

## 9.0 POOL ELECTRICAL SAFETY:

- .03 POOL ELEC SAFETY REMARKS:** Suggest further review of all components by a pool equipment specialist. ( See comments above )

# EXTERIOR 13.0

## 1.0 EXTERIOR STRUCTURE:

- .01 PAINT/STAIN CONDITION:** Intact.
- .02 SIDING CONDITION:** Deterioration noted in composition siding. Please refer to your pest report. All brands of composite siding are prone to deterioration if not properly maintained. Siding must be kept free of damaging moisture painting regularly, paying special attention to the sealing of all butt joints and end grains. Siding that has already begun to show signs of edge checking may be preserved by thoroughly cleaning and applying a coat of quality primer to the edges. This should be followed by a top coat of quality exterior paint. Your inspector makes no guarantees as to the future performance of your composite siding.
- .03 STUCCO CONDITION:** Appears serviceable and functional. Normal settling cracks noted.
- .06 MOLDINGS & TRIM CONDITION:** Wood deterioration was observed. Please refer to your pest inspection

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**report as the final authority in this area.**

**.07 TRIM AND PAINT  
CONDITION:**

Intact.

**.08 EAVES/OVERHANGS  
CONDITION:**

Serviceable and functional.

**.09 WINDOW FRAME  
CONDITION:**

**Intact. Note: It is impossible to determine the existence of waterproof flashings or their proper installation as they are hidden within the structure of the wall. It is the sellers responsibility to disclose any known past or present water intrusion conditions.**

**.11 EXTERIOR OTHER  
CONDITIONS**

When vegetation is growing near the building, it may obscure some portions of the exterior structure from being thoroughly inspected.

**.12 EXTERIOR  
REMARKS:**

**Please refer to your pest report for further information regarding the condition of your siding, trim and other wood materials. Your pest inspector is the authority in this area.**

## 2.0 FRONT PORCH:

**.01 TYPE:**

Concrete.

**.02 GENERAL  
CONDITION**

Serviceable and functional.

**.04 FRONT DOOR:**

The door is functional.

**.05 DOOR BELL:**

**Installed but not functioning.**

**.06 EXTERIOR LIGHT(S):**

Serviceable and functional.

**.08 STAIRS:**

Serviceable and functional.

## 7.0 DECK:

**.01 LOCATION:**

The deck is located at the left side of the house.

**.02 TYPE:**

Wood.

**.03 CONDITION**

Appears serviceable and functional.

**.04 SPECIFIC  
CONDITIONS**

**The decking and joists are overspanned. NOTE; No observable adverse conditions such as sagging were apparent from this finding. NOTE: The same condition exists at the rear wood decking.**

**.05 DECK COVER:**

The patio cover is an extension of the roof.

**.06 REAR DOOR:**

Serviceable and functional.

**.07 EXTERIOR LIGHT(S):**

**Light did not respond to the switch. The bulb may be burned out. Suggest replacing bulb and operating to determine if cause is of a more serious nature.**

**.08 EXTERIOR  
ELECTRICAL:**

**All exterior outlets are required to be GFCI protected and have weather proof cover plates installed. Suggest further review by a licensed electrician.**

**.09 STAIRS:**

Appears serviceable and functional.

**.10 RAILINGS:**

The railings appear to be serviceable and functional.

**.11 DECK OTHER  
CONDITIONS:**

**Earth/wood contact was observed at the stairs. This is a path for insect infestation and wood deterioration . Please refer to your pest report for further information regarding this condition and other possible related items.**

**.12 DECK REMARKS:**

**Please refer to your pest report as the final authority for all wood components of your home and their condition.**

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## 8.0 DECK #2:

.01 LOCATION	The deck is located at the rear of the house.
.02 TYPE:	Wood deck is intact.
.05 DECK COVER	The deck cover appears serviceable and functional.
.06 REAR DOOR	<b>Serviceable and functional however the door is difficult to operate. Might need new rollers and or adjusting.</b>
.07 EXTERIOR LIGHT(S):	Appears serviceable and functional.
.08 EXTERIOR ELECTRICAL:	Yes.
.09 STAIRS:	Appears serviceable and functional.
.10 RAILINGS:	The railings appear to be serviceable and functional.
.12 DECK #2 REMARKS:	<b>Please refer to your pest report.</b>

## ROOFING 14.0

### 1.0 GENERAL ROOFING CONDITION

.01 INSPECTION METHOD:	Walked on the roof.
.02 ROOFING MATERIAL:	Composition Shingles.
.03 ROOFING CONDITION:	The roof appears to be serviceable and functional.
.03 RIDGES:	Appears serviceable and functional.
.04 ROOF PITCH (slope):	Pitch is adequate for the type of roofing installed.
.05 ESTIMATED AGE:	The roof appears to have been recently renewed. ( Exact date is unknown?? Please ask the sellers.
.06 LIFESPAN:	The statistical life average of this roofing product is up to 20 years and possibly more. The product manufacturer is unknown by the inspector.
.08 PITCHED ROOF CONDITION:	Appears serviceable and functional.
.09 ROOF COVERING STATUS:	Appears serviceable/within useful life.
.11 ROOF PENETRATIONS:	Plumbing vents were noted.
.12 ATTIC VENTS:	Yes.
.16 ROOF METAL:	Appears serviceable and functional.
.17 RAIN GUTTERS:	<b>Most gutters are not perfectly sloped towards the down spouts and some standing water is common. Keeping the gutters free of leaves and debris as well as painting to prevent rust will prolong their life. Rust through and leakage was observed at some locations.</b>
.18 DOWNSPOUTS:	Yes.

### 2.0 CHIMNEY #1:

.01 CHIMNEY LOCATION:	Front.
.03 GENERAL CONDITION:	Intact, Appears serviceable and functional.
.05 RAIN HOOD/SPARK ARRESTOR	A combination rain hood/spark arrestor has been installed however <b>the flue pipe is missing the storm collar.</b>
.06 CHIMNEY CROWN:	A metal chimney crown is installed. <b>Rust was observed , suggest painting to prolong the life.</b>
.07 FLUE LINER:	We were unable to determine the condition of the flue liner without

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dismantling the flu pipe therefore this item is beyond the parameters of a whole house inspection.

**.08 CHIMNEY CLEAN:**

The flu appears to be clean at this time. Recommend regular maintenance cleaning by a certified chimney sweep.

**.09 ROOF JOINT:**

The chimney/roof joint appears serviceable and functional.

## GARAGE - CARPORT 15.0

### 1.0 GARAGE:

**.01 GENERAL**

**CONDITION:**

Appears serviceable and functional.

**.02 SIZE**

Two car.

**.03 FLOOR CONDITION**

Concrete appears serviceable and functional. Normal settling cracks were noted.

**.04 FIRE WALL**

**CONDITION:**

Appears serviceable and functional.

### 2.0 GARAGE DOOR(S):

**.01 HOUSE DOOR:**

Serviceable and functional.

**.02 SIDE YARD DOOR:**

Door was not operated.

**.03 MAIN GARAGE DOOR(S):**

**The door made unusual noises while traveling. This could indicate the need for lubrication, and possibly adjustments or repairs.**

**.04 GARAGE DOOR SPRINGS:**

Garage door springs have safety retainers.

**.05 AUTO-DOOR OPENER(S):**

Automatic door opener(s) is operational. Testing of the remote sender is beyond the scope of this evaluation.

**.06 AUTO-REVERSE-PRIMARY DOOR:**

**The auto reverse function could not be tested as the door would not close automatically. The door was binding and will require maintenance.**

### 3.0 GARAGE ELECTRICAL:

**.01 ELECTRICAL WIRING:**

**Exposed romex wiring was found below the 7' level. Suggest further review by a licensed electrician.**

### 4.0 GARAGE GFCI & OUTLETS

**.01 GFCI OUTLETS**

**The required GFCI protection is not provided at all locations. This is a potential safety concern. Suggest further review by a licensed electrician.**

**.02 OUTLETS:**

**Noted outlet(s) loosely mounted at the wall and ceiling. This is a potential safety concern. Suggest further review by a licensed electrician.**

### 5.0 LIGHTING:

**.01 INTERIOR LIGHTING**

Appears serviceable and functional.

**.02 EXTERIOR LIGHT:**

Side light appears serviceable and functional.

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## KITCHEN 17.0

### KITCHEN

- .02 CEILING:** No adverse conditions were observed at the time of the inspection.
- .04 FLOORING:** Floor covering is: Vinyl. General condition: Intact.
- .05 WINDOWS:** Window type is: dual pane. General condition: Appears serviceable and functional.
- .08 LIGHTING:** **Room lighting is mostly operational however the middle section light did not function at the time of the inspection. We suggest that the lamps be replaced and the fixture retested to assure functionality.**
- .09 OUTLETS:** The outlets are functional.
- .09.1 KITCHEN GFCI OUTLETS** **GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to upgrading with GFCI protected outlets to meet modern safety standards.**
- .10 HEATING DEVICE:** Heat register(s) noted.

### 2.0 KITCHEN INTERIOR:

- .01 CABINETS:** **Mold was observed at the wall area. It is thought that there may be a relationship between some types of mold and some illnesses. If this is a concern, a sample of the air can be taken by your inspector and laboratory tested, for an additional fee, to determine if mold is present and which types. The cabinet bottom under the sink has been recently replaced. Recommend asking sellers if there were any adverse conditions that may have been covered over (such as mold). As an alternative, an air sample can be taken by your inspector which can determine if a hidden condition exists.**
- 
- .02 CABINET HARDWARE:** Fair to poor condition.
- .03 COUNTERTOPS:** Appears serviceable and functional. **NOTE: Bull nose tiles are missing around the cook top oven.**
- .04 SINK:** Serviceable.
- .05 FAUCET:** Serviceable and functional.
- .06 SINK DRAIN:** Serviceable and functional.
- .07 PLUMBING LEAKS:** None apparent at this time.

### 3.0 KITCHEN APPLIANCES:

- .01 DISHWASHER:** The dishwasher was functioning at the time of the inspection.
- .02 GARBAGE DISPOSAL:** **The unit failed to function.**
- .03 STOVE (or Cook Top):** Electric: Serviceable and functional. The burners are tested only to determine that they energize or produce a flame. **( NOTE: The electrical conduit is loose behind the range, Not fully secured )**
- .04 OVEN:** Electric: Serviceable and functional. The testing of temperature accuracy or timer functions is beyond the scope of this inspection.
- .06 EXHAUST FAN:** **The exhaust is partially discharged back into to the interior through the vent opening. This opening is normally blocked internally at the time of**

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**installation so that all exhaust is vented to the exterior.**

## .11 BUILT-IN MICROWAVE:

Yes. The unit does energize. Complete testing of all functions and power output is beyond the scope of this inspection.

## INTERIOR ROOMS 18.0

### 1.0 ENTRY:

**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Vinyl. General condition: Intact.  
**.07 EXTERIOR DOOR:** The door to the exterior is serviceable and functional.  
**.08 LIGHTING:** Room lighting is operational.

### 2.0 LIVING ROOM:

**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Carpet. General condition: Intact.  
**.05 WINDOWS:** Window type is: dual pane. Specific conditions: **There is a crack in the window pane to the right of the fireplace. At least three of the window panes have lost their thermo-seal.**  
**.08 LIGHTING:** Room has no permanent built in lighting.  
**.09 OUTLETS:** The outlets are functional.  
**.10 HEATING DEVICE:** No room heating was identified.  
**.14 FIREPLACE** Yes. Please refer to Heating Section 24.3 for fireplace inspection and report data.

### 3.0 DINING AREA:

**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Carpet. General condition: Intact.  
**.07 EXTERIOR DOOR:** The door to the exterior is serviceable and functional.  
**.08 LIGHTING:** Room has no permanent built in lighting.  
**.09 OUTLETS:** The outlets are functional.  
**.10 HEATING DEVICE:** Heat register(s) noted.

### 4.0 FAMILY ROOM:

**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Carpet. General condition: Intact.  
**.05 WINDOWS:** Window type is: dual pane. General condition: Appears serviceable and functional.  
**.07 EXTERIOR DOOR:** **The door to the exterior is serviceable and functional however the rollers appear to be war out.**  
**.08 LIGHTING:** Room lighting is operational. A ceiling fan is installed. Appears serviceable and functional.  
**.09 OUTLETS:** The outlets are functional.  
**.10 HEATING DEVICE:** Heat register(s) noted.

### 5.0 HALLWAY:

**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Carpet. General condition: Intact.  
**.08 LIGHTING:** Room lighting is operational.  
**.09 OUTLETS:** The outlets are functional.  
**.11 CABINETS:** Appears serviceable and functional.

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.12 SMOKE DETECTOR: Serviceable and functional.

## BATHROOMS 19.0

### 1.0 BATHROOM #1:

.01 LOCATION: Master.  
.02 CEILING: No adverse conditions were observed at the time of the inspection.  
.04 FLOORING: Floor covering is: Vinyl. General condition: Intact.  
.05 WINDOWS: Window type is: dual pane. Specific conditions: **Some of the window panes have lost their thermo-seal. At least one id difficult to open and the others won't stay in the open position.**  
.06 DOOR: Serviceable and functional.  
.08 LIGHTING: **The light at the front of the tub did not function at the time of the inspection. We suggest that the lamp be replaced and the fixture retested to assure functionality.**  
.09.1 GFCI OUTLETS GFCI protection is provided to this location.  
.10 HEATING DEVICE: Heat register(s) noted.

### BATH FIXTURES

.01 BATH VENTILATION: Ventilation is provided by an open window only.  
.02 BATH FIXTURE: A combination tub and shower is installed.  
.03 TUB/SHOWER PAN: Appears serviceable and functional.  
.05 TUB/SHOWER SURROUND: Material is: Ceramic tile. Note: The waterproof integrity of a ceramic tub/shower surround is beyond the scope of this inspection, as leaks are typically hidden in the wall cavities which would require destructive investigation . Resealing of the grout or recaulking is considered normal maintenance. The general condition is: Serviceable and functional.  
.07 TUB/SHOWER PLUMBING: **The diverter does not direct all of the water to the shower. The shower sprays sideways from the connection or swivel joint. The escutcheon(s) are loose. This may admit water into the wall cavity unless sealant is applied. Suggest further review by a licensed plumber or qualified handy man.**  
.08 TUB/SHOWER DRAIN: Appears to be serviceable and functional. **There is no permanent drain stop installed.**  
.10 VANITY: Serviceable and functional.  
.11 COUNTERTOPS: Countertop surface is: Ceramic tile. The general condition is: Serviceable and functional.  
.12 SINK: Serviceable and functional.  
.13 SINK DRAIN: **Stoppers did not operate properly. Not connected.**  
.14 FAUCET: Serviceable and functional.  
.15 SINK PLUMBING  
LEAKS: None apparent at this time.  
.16 TOILET: Serviceable and functional.

### 2.0 BATHROOM #2:

.01 LOCATION: Hall.  
.02 CEILING: No adverse conditions were observed at the time of the inspection.  
.04 FLOORING: Floor covering is: Vinyl. General condition: Intact.  
.06 DOOR: Serviceable and functional.

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- .08 LIGHTING:** Room lighting is operational.  
**.09.1 GFCI OUTLETS** GFCI protection is provided to this location.  
**.10 HEATING DEVICE:** Heat register(s) noted.

## BATH FIXTURES

- .01 BATH VENTILATION:** The fan is operational.  
**.02 BATH FIXTURE:** A combination tub and shower is installed.  
**.03 TUB/SHOWER PAN:** General condition is fair. ( **Rust observed around the drain** ) **This will eventually leak, Suggest repair if possible and if not replacement of the tub.**



- .05 TUB/SHOWER SURROUND:** Material is: Cultured marble. The waterproof integrity depends on the condition of the cultured marble and the proper sealing of the joints. The determination of the water proof integrity is beyond the scope of this report, as it would require destructive investigation. The general condition is: Serviceable and functional.
- .06 SHOWER ENCLOSURE:** No provision for shower enclosure is present.
- .07 TUB/SHOWER PLUMBING:** Appears serviceable and functional.
- .08 TUB/SHOWER DRAIN:** Appears to be serviceable and functional.
- .10 VANITY:** Serviceable and functional.
- .11 COUNTERTOPS:** Countertop surface is: Cultured marble, The general condition is: Serviceable and functional.
- .12 SINK:** Serviceable and functional.
- .13 SINK DRAIN** **The sink stopper does not stay down. Retighten as needed.**
- .14 FAUCET:** Serviceable and functional.
- .15 SINK PLUMBING LEAKS:** None apparent at this time.
- .16 TOILET:** Serviceable and functional.

## BEDROOMS 20.0

### 1.0 BEDROOM #1:

- .01 LOCATION:** Master.  
**.02 CEILING:** No adverse conditions were observed at the time of the inspection.  
**.04 FLOORING:** Floor covering is: Carpet. General condition: Intact.  
**.05 WINDOWS:** Window type is: dual pane. General condition: Appears serviceable and functional.  
**.06 DOOR:** Serviceable and functional.  
**.08 LIGHTING:** Room has no permanent built in lighting.  
**.09 OUTLETS:** The outlets are functional.  
**.10 HEATING DEVICE:** Heat register(s) noted.  
**.11 CLOSET STORAGE:** There is a closet.

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- .13 SMOKE DETECTOR:** **Serviceable and functional however it is installed in the wrong location.**
- .16 ROOM REMARKS:** **There is a smell by the exterior patio door right side?? Possible pet odor?? Ask sellers if there were pets living in this home. Smell might also be from the wet crawl space odors?. If concerned I suggest pulling back the carpeting and inspecting the wood floor for stains.**

## 2.0 BEDROOM #2:

- .01 LOCATION:** Hall Right.
- .02 CEILING:** No adverse conditions were observed at the time of the inspection.
- .04 FLOORING:** Floor covering is: Carpet. General condition: Intact.
- .05 WINDOWS:** Window type is: dual pane. Specific conditions: **One or more of the window panes appears to have lost it's thermo-seal.**
- .06 DOOR:** Serviceable and functional.
- .08 LIGHTING:** Room has no permanent built in lighting.
- .09 OUTLETS:** The outlets are functional.
- .10 HEATING DEVICE:** Heat register(s) noted.
- .11 CLOSET STORAGE:** **Closet doors are not installed.**
- .13 SMOKE DETECTOR:** **A working smoke detector is NOT installed, but the upgrade is recommended.**

## 3.0 BEDROOM #3:

- .01 LOCATION:** Hall Left.
- .02 CEILING:** No adverse conditions were observed at the time of the inspection.
- .04 FLOORING:** Floor covering is: Carpet. General condition: Intact.
- .05 WINDOWS:** Window type is: dual pane. General condition: Specific conditions: **One or more of the window panes appears to have lost it's thermo-seal.**
- .06 DOOR:** Serviceable and functional.
- .08 LIGHTING:** Room has no permanent built in lighting.
- .09 OUTLETS:** The outlets are functional.
- .10 HEATING DEVICE:** Heat register(s) noted.
- .11 CLOSET STORAGE:** **The floor sliding guide is not installed.**
- .13 SMOKE DETECTOR:** **A working smoke detector is NOT installed, but the upgrade is recommended.**

## ATTIC 22.0

### 1.0 ATTIC:

- .01 METHOD OF INSPECTION:** Entered inside and inspected all of the accessible areas. Access was limited due to inadequate clearance around duct work/framing and/or unsure footing covered by insulation. Percentage of accessible area: 60%
- .02 ATTIC ACCESS LOCATION(S):** Attic access is located in a bedroom.
- .03 STRUCTURE:** Appears serviceable and functional.
- .04 TRUSS SYSTEM:** Yes.
- .06 RAFTERS VISIBLY SAGGING:** No.
- .10 VAULTED CEILING:** Partial.
- .11 CEILING JOISTS SAGGING:** No.

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.12 ROOF SHEATHING:	Oriented Strand Board sheathing.
.13 ATTIC FLOOR:	None.
.14 ATTIC VENTILATION:	Adequate.
.15 ATTIC INSULATION:	Insulation material: Blown-in Fiberglass, Depth of insulation: 6"-8" average depth. Appears adequate for the year built.
.16 LEAK EVIDENCE:	There is no current visible evidence of leakage into the attic area.
.17 ATTIC ELECTRICAL:	Appears to be serviceable and functional.

## FOUNDATION 23.0

### 2.0 RAISED FOUNDATION:

.01 ACCESS LOCATION(S):	The access hatch is in the hall closet.
.02 FOUNDATION CONDITION:	<b>Fair to poor.</b>
.03 STEM WALL:	Concrete.
.04 FOUNDATION CRACKS:	Typical hairline cracks and/or small surface voids were noted. These generally have no structural significance.
.05 ANCHOR BOLTS:	Installed.
.06 OTHER FOUNDATION OBSERVATIONS:	<b>Efflorescence was observed throughout the subarea. This is caused by moisture seeping through the concrete and maybe alleviated by improvement of the drainage. If the cause is not corrected it will damage the concrete over time.</b>



.07 FOUNDATION REMARKS:	<b>The sub area is below grade and is excessively wet. NOTE: Excessive moisture can contribute to and cause wood deterioration among other adverse conditions. Please refer to your pest report for other comments along with current repair suggestions.</b>
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### 3.0 CRAWL SPACE:

.01 METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas. Access was limited due to inadequate clearance around the duct work, plumbing, standing water and what appeared to be animal feces.
.03 VENTILATION:	<b>There were a number of vent screens broken or missing. This will allow pests to enter the crawl space and if they defecate can pose a health concern.</b>
.04 STRUCTURE:	<b>Moisture stains on wood members were present as well as observable wood deterioration. Please refer to your pest report.</b>
.05 SUPPORT TYPE:	Pier & Post.
.06 PIERS FULLY BEARING:	Yes.
.07 GIRDER/JOISTS	<b>Unable to determine the condition of all of the girders, joists and sub flooring as the floors joists are insulated which inhibits a thorough</b>

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inspection. Because of all of the moisture in the crawl space consideration should be given to removing the insulation in order to view and evaluate all of the wood members. Please refer to your pest report for additional comments regarding the limitations of their inspection as well.

## .08 WOOD SEPARATION FROM SOIL

Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority on this condition.

## .09 MATERIAL DETERIORATION:

Yes, material deterioration was noted. Please refer to your pest report for further information regarding this condition and other possible related items. Your pest inspector is the authority on this condition.

## .10 SUBFLOOR:

Yes.

## .11 UNDER FLOOR INSULATION:

Yes.

## .12 SOIL CONDITION:

Muddy throughout and current water ponding conditions were observed. NOTE: There are various methods to correct this condition. Please contact me if you are interested in learning more about the various procedures including complete crawl space encapsulation. Stains on the stem wall and piers indicate water ponding.

## .13 MOISTURE:

## .14 SUMP PUMP

## CONDITION:

There is no evidence of sump pump use in this Crawl Space.

## .16 PLUMBING:

See comments in the plumbing section. Unable to gain access to all plumbing due to limited areas of access.

## .17 DUCTING:

Ducting was found in contact with the soil at various locations . Ducts should be strapped tight to the floor joists. Contact with the ground can allow moisture to enter and create an environment for mold growth. It is thought that there may be a relationship between some types of mold and some illnesses. If this is a concern, you may want to consider laboratory air testing Some sections of the air ducts showed water stains from crawl space ponding. Consideration should be given to removing all of the air ducts and replacing with new ducting (properly sealed).

## .18 OTHER CRAWL CONDITIONS:

As state law precludes us from reporting on pest related conditions, please refer to your pest report for further information regarding any pest related concerns and other possible related items. Your pest inspector is the authority in this area.

## .19 CRAWL REMARKS:

**Wet crawl spaces can potentially create an unhealthy environment inside the home due to high levels of mold. Some individuals are sensitive to certain types of molds especially if they are in high concentrations. If this is a concern to you a sample of the air can be taken and lab tested to determine if there is a health concern. The lab results can be presented to your health care professional for further evaluation with regards to yours and or a family members allergic reactions.**

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## HEATING & COOLING SYSTEMS 24.0

### 1.0 HEATING SYSTEM:

.01 LOCATION/TYPE	A heat pump has been installed for both heating and cooling. See also: "Air Conditioning" below. ( Garage )
.02 ENERGY:	Electric.
.05 VISUAL CONDITION:	Appears serviceable and functional.. <b>Suggest obtaining a home warranty due to the age.</b>
.06 APPROXIMATE AGE:	<b>Appears to be the original unit. Suggest obtaining a home warranty due to the age.</b>
.08 BLOWER MOTOR:	Appears to operate smoothly.
.09 FILTER LOCATION	<b>The filter was very dirty. This in not energy efficient. This condition can lead to malfunction of other components of the system and may necessitate cleaning of the evaporator coils and ducts. Recommend replacing the filter and cleaning the air ducts. ( The air ducts are dirty )</b>
.10 FILTER TYPE:	This system utilizes a standard efficiency air filter.
.11 THERMOSTAT:	Setback programmable model.
.12 HEAT DUCTS:	<b>The ducts are dirty. Recommend that a duct cleaning service be contacted. Also, consider having a licensed HVAC technician check the evaporative coils as dirty return ducts sometimes indicate that the evaporative coil is in need of cleaning also.</b>
.17 SUPPLY AIR TEMPERATURE:	The temperature spread is within the manufacturers specifications or the acceptable norms.
.20 HEATING SYSTEM RECOMMENDATION:	<b>The unit shows no recent signs of servicing. Recommend a service tune-up and cleaning by a licensed HVAC technician.</b>
.21 OTHER HEATING SYSTEM REMARKS:	As a standard maintenance item, HVAC systems should be serviced annually.

### 2.0 AIR CONDITIONING:

.01 LOCATION/TYPE	The condenser unit is located at the rear of the house.
.02 DID NOT TEST:	Due to the low ambient temperature, we were not able to check for temperature differential. The unit could only be checked to see if there was some cooling capability which there was.
.03 VISUAL CONDITION IS:	Appears serviceable and functional.
.08 EVAPORATOR DRAIN LINE:	Appears serviceable and functional.
.09 CONDENSER UNIT:	Appears serviceable and functional.
.10 CONDENSER CIRCUIT BREAKER:	Serviceable and functional.
.11 SUCTION LINE INSULATION:	Intact.
.15 SYSTEM ADEQUACY:	The AC system appears to have adequate capacity. Based upon the general rule of thumb of 1 Ton of AC capacity for every 500 square feet of floor space. This calculation can be reduced based upon energy saving factors including, but not limited to, dual zonal systems. To determine exact sizing of HVAC equipment requires Title 24 Energy Calculations by a knowledgeable HVAC engineer. This calculation is beyond the scope of a home inspection. There is no substitute for living in the home through a variety of seasonal

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changes . Please ask the seller about any known inadequacies of the system.

## 3.0 FIREPLACE

.01 LOCATION:	Living Room.
.02 TYPE OF UNIT:	Manufactured steel fireplace.
.03 TYPE OF FUEL:	The unit is wood burning.
.05 FIREBOX CONDITION:	Appears serviceable and functional.
.08 HEARTH:	Appears serviceable.
.10 FLUE CLEANING:	Chimney appears to be clean. Flue cowlings are not removed during the course of your inspection and the height of many fireplaces make inspecting the flue impossible. The inspection of your fireplace is best performed by a certified chimney sweep that is properly equipped to perform the task. Your inspector has made every effort to visually inspect your fireplace at the accessible areas. A certified chimney sweep or contractor specializing in fireplaces can make a more thorough examination.

## ELECTRICAL SYSTEM 25.0

### 1.0 ENTRANCE PANEL:

.02 SERVICE DROP:	Underground System.
.03 MAIN DISCONNECT SIZE:	200 amps.
.04 HOUSE GROUND CONNECTION:	UFER.
.05 DISCONNECT SERVICE:	Yes.
.06 CIRCUIT DISCONNECTS:	Circuit Breakers. <b>NOTE: Some of the breakers are mis-matched which is not an acceptable electrical practise unless the breaker is a specifically approved replacement breaker. This condition can cause fire safety concerns. Suggest further review by a licensed electrician.</b>
.07 PANEL LABELING:	<b>Yes, but the text or markings are beginning to fade or become unreadable. Recommend that the labeling be updated with more permanent and readable text so that the circuits can be properly evaluated. Suggest further review by a licensed electrician. Also there is a circuit for a spa at the rear yard area. This circuit should be on a GFCI breaker for safety or disconnected.</b>
.08 OTHER CONDITIONS:	<b>The deadfront retaining screw is missing. This is a safety concern as it may allow access by children. This can be easily corrected.</b>
.09 REMARKS:	<b>It is recommended that a licensed Electrician be consulted to repair/ resolve the noted conditions.</b>

Analyzing electrical overloads is technically exhaustive beyond the scope of a typical home inspection. Ask sellers about any known overload conditions such as frequent breaker tripping. Alternatively, the services of a licensed electrical contractor may be engaged.

### 2.0 ELECTRICAL SYSTEM:

.01 SYSTEM TYPE:	3 Wire System.
.02 VOLTAGE:	There is a 110/220 volt system installed.
.03 WIRING TYPE:	Romex - Nonmetallic plastic sheathing.
.04 MAIN BRANCH WIRING:	Copper.

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## .05 GFCI OUTLETS:

**Some are in need of replacement and some are missing in required locations. See locations elsewhere in this report Suggest further review by a licensed electrician.**

### .05.1 ABOUT GFCI OUTLETS

What is a GFCI? A Ground Fault Circuit Interrupter (GFCI) Outlet monitors the electricity flowing in and out of a product. If the electricity flowing through the product differs even slightly from that returning to the circuit, the GFCI will quickly shut off the current, reducing the chance of an electrical mishap or injury. In other words, a GFCI is designed to disconnect an electrical circuit that is leaking electricity through potentially dangerous paths and to also monitor neutral faults to ground. GFCI's are required in residential dwellings in the following locations :1. All kitchen counter tops. 2. Where receptacles are within 6' of wet bar sinks. 3. Bathrooms. 4. Hydromassage ( *Jacuzzi*) Bathtub circuits. 5. At accessible locations in garages (excluding single outlets for dedicated equipment/appliances). 6. In unfinished basements and crawl spaces. 7. On the outside of a house. 8. Spas are required to be GFCI protected. 9. All 15 & 20 amp outlets for temporary power for construction.

## .06 OUTLET TESTING:

Outlets were randomly tested.

## .07 VISIBLE WIRING CONCERNS:

**Yes. See notations elsewhere in this report.**

## .09 OTHER ELECTRICAL SYSTEM REMARKS:

It is common for some homes to have switches with no apparent purpose. The seller generally knows their location and purpose, if any. If concerned, check with seller prior to the close of escrow.

# PLUMBING SYSTEM 26.0

## 1.0 PLUMBING SYSTEM:

### .02 WATER SUPPLY:

Public water.

### .03 WATER MAIN TYPE (STREET TO STRUCTURE) :

Unknown.

### .04 WATER PIPE TYPE (INSIDE STRUCTURE):

Copper. Note: Pipes which are not visible are not part of these conclusions. This may be due to the location of the pipes inside walls, hidden by insulation, ducts or other materials.

### .05 WATER PRESSURE AND VOLUME:

The water pressure is within recommended parameters. Industry recommended water pressure is between 30-80 Pounds per Square Inch.

### .06 WATER HEATER LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. However, many units have been known to last 20 years or more.

### .07 SUPPLY PIPE LEAKS:

No detectable leaks were noted at time of inspection.

### .08 HOSE BIBS:

Sample operated, appeared serviceable.

### .09 WASTE PIPE TYPE:

**Plastic Waste Lines. Note: Waste lines which are not visible, such as pipes in inaccessible areas are not part of these conclusions. According to the information available to the inspector at this time it has been determined that the ABS pipe installed in this home may be subject to failure at the joints. A routine test (on accessible pipes only) was performed and the pipe was NOT found to be failing at this time. (**

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**Brand, Gable 1985 ) NOTE; The future integrity of the ABS waste and drain pipe cannot be predicted. It is suggested that when the crawl space is made more accessible by removing the air ducts and prior to installing the new ones, a licensed plumber familiar with faulty ABS waste and drain pipe be hired to re-inspect all of the ABS pipe for any possible defects.**

## .10 CLEAN-OUT PLUG

ACCESS:

Yes.

## .11 WASTE TREATMENT:

Public sewer. Hookup to the public sewer system is assumed but has not been verified. Please ask seller or consult public records for final verification. Also ask the seller about sewer maintenance history.

## .12 WASTE PIPE LEAKS:

**No visible leaks were noted at time of inspection. ( NOTE: Inspection was limited to only those areas that could be accessed )**

## .13 DRAIN FLOW:

The drains appeared to be free-flowing. Please see "Remarks" below.

## .16 PLUMBING

REMARKS:

**Only the sink, tub/shower and toilet drains were observed for flow. Please ask owners for information about the general drain clog history. Drain pipes between the house and the street are not visible and therefore not inspected. Tree roots can infiltrate sewer lines and cause blockage. Also it is not uncommon for sewer lines to have separations from earth movement or original construction defects. Sewer lines can be viewed with a camera by a specialist to determine their condition. If you are interested, please contact our office at 530-389-9200 to schedule an appointment with one our preferred vendors.**

## 2.0 WATER HEATER:

### .01 LOCATION:

Garage.

### .02 TYPE:

Gas.

### .03 VISUAL CONDITION:

Appears serviceable and functional.

### .04 APPROXIMATE AGE:

Unable to determine.

### .05 SIZE:

Adequate. 40 Gallons.

### .06 SAFETY RELEASE VALVE:

**The safety relief valve is not plumbed to the outside. This valve must be plumbed to the exterior with 3/4" solid approved pipe. Suggest further review by a licensed plumber.**

### .07 RAISED PLATFORM:

Yes.

### .08 EARTHQUAKE STRAPPING:

Yes.

### .09 COMBUSTIBLE CLEARANCE:

**Clearance between the exhaust stack and combustible surfaces is less than required where the pipe exits the roof. This is a potential fire safety concern. A one inch clearance to combustibles must be maintained. NOTE; There were no current observable conditions such as scorching of the wood.**

### .10 VENTING:

Combustion and exhaust venting appears to be adequate.

### .11 GAS SUPPLY PLUMBING:

Appears serviceable and functional.

### .12 OTHER CONDITIONS:

**The drain hose bib is leaking. See colored ribbon for location.**

### .14 RECOMMENDATION:

**Suggest obtaining a home warranty.**

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## GENERAL-CONDITIONS+LANDLORD HEALTH & SAFETY 21.0

### 1.0 GENERAL INTERIOR

- .01 CEILINGS:** No observable conditions were noted at the ceilings. Material was intact. Normal settling cracks were noted.
- .02 WALLS:** No observable conditions were noted at the walls. Material was intact. Normal settling cracks were noted.
- .03 FLOOR COVERINGS:** Pets may have lived in this property in the past. Animals are known to eliminate indoors. The confirmation of this condition is beyond the scope of this inspection. If concerned, you may contact a carpet cleaning company that uses specialized equipment for locating affected areas.
- .04 WALL INSULATION:** Determination of the presence of in-wall insulation is beyond the scope of this inspection. Homes built in the late 1950's generally have insulated walls and in-wall insulation was required in California in the early 1980's.
- .05 MOISTURE ENTRY:** Unless otherwise noted elsewhere in this report there was no apparent evidence of moisture entry at this time. In order for the inspector to discover roof or wall leaks, there must be obvious visible signs such as stained or wet wall or wet sheathing at the eave on the day of the inspection. Stains on the attic structure do not necessarily mean that there is a current leak unless it is wet on the day of the inspection, as the home may have been built during wet weather, producing the stains. Also, always ask the seller to disclose any known past or present leaks, along with subsequent repairs, as there is no substitute for occupying a dwelling through a variety of seasonal conditions.
- .07 GENERAL INTERIOR REMARKS:** As a security precaution, buyers should consider re-keying the locks after close of escrow. **( Note the front door locking mechanism was malfunctioning )**

### 2.0 WINDOWS:

- .01 MATERIAL:** Aluminum.
- .02 PANES:** Dual Pane.
- .03 STYLE:** Both sliding and single hung windows were found in this home.
- .04 BAD THERMO-SEALS:** **A number of failed thermo-seals were observed. Please see individual room notes.**
- .06 FUNCTION:** **Some of the windows were not operated due to inaccessibility.**
- .07 SCREENS:** **Partial, One or more screens were missing. Some screens were damaged.**
- .09 WINDOWS GENERAL REMARKS:** **Blinds and other window coverings are beyond the scope of a whole house inspection. All windows may not have been inspected and/or operated due to inaccessibility. Due to daily changes in humidity and temperatures, it is beyond the scope of this inspection to verify, with total certainty, the integrity of all of the thermo-seals. Every effort was made to identify them when possible. If solar screens were installed, or the windows were dirty, the evaluation becomes nearly impossible.**

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## 4.0 LANDLORD HEALTH & SAFETY UPGRADES:

**.01 SMOKE DETECTORS:** Smoke detectors over 10 years old should be replaced. All smoke detectors should be located throughout the structure according to the manufacturer's recommendations, and each unit should be tested for proper operation periodically according to the manufacturers recommendations.

## 5.0 OTHER GENERAL INTERIOR

**.04 SECURITY SYSTEM** A security system was identified. Unit was not tested. Please ask owner about condition and usage.

**.05 CENTRAL VACUUM** None.

**.06 WATER SOFTENER** None.

**.07 INTERCOM** None.

**.09 OTHER GENERAL INTERIOR REMARKS**

Determining adequate draft of a fireplace is beyond the scope of a home inspection. If there is a fireplace in the building, check with sellers to determine if there is a history of draft issues with the fireplace. Should this be a concern, further review by a CERTIFIED chimney sweep or a qualified, licensed contractor specializing in fireplaces is recommended.

# SUMMARY 27.0

## 1.0 SPECIAL NOTE:

**.01 DEFERRED MAINTENANCE**

This report should not be considered 100% complete or comprehensive. Only the highlights of the conditions of the components have been addressed. This report is not intended for use as a complete repair list. All of the needed corrections may only become apparent after repairs are in progress.

## 2.0 PROPERTY SUMMARY:

**.01 STRUCTURAL CONDITION:**

The overall structural condition appears sound. However please refer to body of this report for comments regarding the wet crawl space and the suggestion for further inspections and corrective action be taken.

**.02 MECHANICAL CONDITION:**

There are some needed maintenance items, repairs and corrections . Please review the mechanical areas of this report.

**.03 HEALTH & SAFETY ITEMS:**

There are several Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.

**.04 REMARKS:**

Please contact your inspector if you have any further questions regarding the comments in this report.

**ALL REPORTABLE CONDITIONS REFERENCED IN THE BODY OF THIS REPORT SHOULD BE ADDRESSED BY QUALIFIED, LICENSED TRADES PERSONS BEFORE THE CLOSE OF ESCROW.**

The inspection has been performed in accordance with the *Standards of Practice* of the *California Real Estate Inspection Association*, and was made available to you at the time of booking the inspection at <http://www.uprei.com/standardsofpractice>.

The inspection report is not necessarily intended to identify a repair list. Those involved in a real estate transaction often incorrectly view a property inspection report as a mandatory repair list for every condition

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discovered. Private Real Estate Inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any **VISIBLE** conditions that might require repairs and or maintenance. Most all building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including on going maintenance and the repair and replacement of components as they age and wear out.

**ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS (SUCH AS WEATHER) ON THE DATE OF THE INSPECTION. THE SCOPE OF THIS INSPECTION IS LIMITED TO THE VISUALLY ACCESSIBLE AREAS. AN EXAMPLE OF THIS MIGHT BE, WE DO NOT MOVE FURNITURE OR LIFT RUGS.** Our service is **NOT** a warranty of the integrity of the systems of the property. Home warranty insurance policies are available from other sources. 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**" APPROVED ON OR BEFORE THE DATE OF THE INSPECTION.

**We reserve the right to make any corrections, changes, modifications, or additions to this report within 24 hours of delivery.**