



Smith Home Inspection

32671 Antelope LN. Squaw Valley CA 93675

Inspector: Brandon Smith



Property Inspection Report

Client(s): **Maria Rodriquez**

Property address: **238 roughs ave. Friant Ca 93627**









Inspection date: **Friday, October 19, 2018**

This report published on Wednesday, November 21, 2018 12:59:29 PM PST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 2018-402
Time started: 8:30am
Time finished: 10am
Present during inspection: Realtor
Client present for discussion at end of inspection: No
Weather conditions during inspection: Sunny
Temperature during inspection: Cool
Inspection fee: 300.00
Payment method: Invoiced
Type of building: Single family
Buildings inspected: One house
Number of residential units inspected: 1
Age of main building: 1984
Source for main building age: Realtor
Front of building faces: West
Main entrance faces: West
Occupied: No

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Required repairs, replacement and/or evaluation (see comments below)
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Concrete


1)  Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 1-1 Multiple posts have rot at the base.


2)  One or more deck, patio and/or porch covers were showed minor discoloration.. Recommend that a qualified person repair or replace as necessary, and per standard building practices.



Photo 2-1


- 3)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 3-1 North side



Photo 3-2 North side

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Stucco

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Concrete slab on grade

Foundation/stem wall material: Poured in place concrete, Concrete slab on grade

Footing material (under foundation stem wall): Poured in place concrete, Concrete slab


- 4)  The tree in the front yard is dead. Recommend removing before it falls. Safety hazard.



Photo 4-1 Front yard


5)  Fungal rot was found at one or more fascia and/or exposed beams. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.



Photo 5-1 South side



Photo 5-2 South side



Photo 5-3 SE corner



Photo 5-4 Multiple locations.


6)  It appears that the sprinklers are making contact with the exterior of the home. This could potentially cause damage to the exterior and the interior. Recommend adjustments.



Photo 6-1 Front yard


7)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 7-1 South side



Photo 7-2 NW corner


8)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 8-1 Front yard

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface,

flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)


9)  One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 9-1 Recommend installing new flashing tape around the plumbing vents to prevent moisture from entering the structure.


10)  One or more downspouts were incomplete and/or damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 10-1 SE corner



Photo 10-2 NE corner of back patio



Photo 10-3 NW corner

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Appeared serviceable

Ceiling insulation material: Cellulose loose fill

Approximate attic insulation R value (may vary in areas): R-38

Vermiculite insulation present: None visible

Vapor retarder: None

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), Gable end vents

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core, Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Roll

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and

evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 125

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 100

System ground: Rebar

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Building exterior

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: No

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: Yes, but not tested

Carbon monoxide alarms installed: Yes, but not tested


11)  One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 11-1 Livingroom



Photo 11-2 Laundry



Photo 11-3 Master bedroom



Photo 11-4 Master bedroom



12)  One or more wall switches were worn. The light or receptacle controlled by the switch was powered intermittently and/or if the switch was wiggled. These switches can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace worn switches as necessary.



Photo 12-1 The double switch did not work properly.

13)  Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<http://www.reporthost.com/?SMKALRM>



Photo 13-1 All bedrooms


14)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 14-1 Garage


15)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 15-1 Garage


- 16)  One or more light fixtures were damaged. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 16-1



Photo 16-2 Garage exterior door


- 17)  Multiple ceiling fans are inoperable on the back porch. Recommend replacement.



Photo 17-1 Missing bulbs.


- 18)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 18-1 Patio lights

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Private well

Location of main water shut-off: Building exterior

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper, Galvanized steel

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Sewage ejector pump installed: No

Type of irrigation system supply source: Private well

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground

Location of main fuel shut-off valve: At propane tank

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Propane

Capacity (in gallons): Not determined (label obscure or inaccessible)

Temperature-pressure relief valve installed: Yes

Location of water heater: Closet

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air, Furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 2017

Source for last service date of primary heat source: Realtor

Condition of forced air heating/(cooling) system: Appeared serviceable

Condition of furnace filters: N/A (none visible)

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Not determined (inaccessible, obscured, or gas or oil service off)

Type of combustion air supply: Vented door

Condition of venting system: Appeared serviceable

Condition of controls: Appeared serviceable

19) 🔍 The A/C unit had a rust stain on the underside of the unit. Cause is unknown. Recommend further investigation.



Photo 19-1

20) 📌 The furnace heating system was not fully evaluated because the gas supply was off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate shut-off valves, pilot lights or circuit breakers, or any controls other than normal controls (thermostat).



Photo 20-1 Unable to test this furnace do to the face that the gas valve was turned off. Recommend further inspection

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made

regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Condition of wood-burning fireplaces, stoves: Appeared serviceable


Wood-burning fireplace type: Metal pre-fab

Wood-burning stove type: Freestanding

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal

Gas-fired flue type: B-vent

21)  One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop or oven: Required repair, replacement and/or evaluation (see comments below)

Range, cooktop or oven type: Propane

Type of ventilation: Hood or built into microwave over range or cooktop

Condition of refrigerator: N/A (none installed)

Condition of built-in microwave oven: Not determined


22)  Water damage was found in shelving or cabinets below the sink. Recommend that a qualified contractor repair as necessary after any plumbing leaks have been repaired. If moisture is present then concealed areas should be dried thoroughly.



Photo 22-1

23)  1 cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.

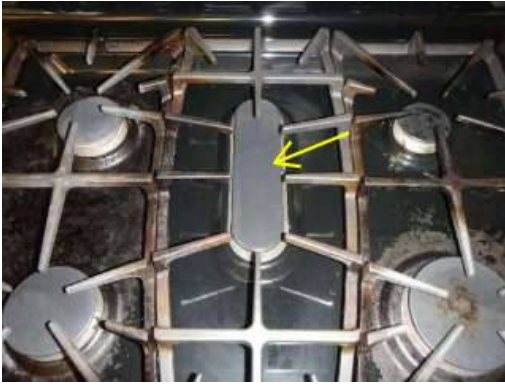


Photo 23-1


24)  Water leaked from the dishwasher's air gap device when the dishwasher ran. Debris may be clogging the drain line or air gap device. Recommend that a qualified person clear debris or make repairs as necessary.



Photo 24-1

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Full bath, Master bath, first floor

Location #B: Full bath, first floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of toilets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Spot exhaust fans

Gas supply for laundry equipment present: Yes

240 volt receptacle for laundry equipment present: Yes


25)  Water damage was found in shelving or cabinet components below one or more sinks at location(s) #A and B. Recommend that a qualified contractor repair as necessary after any plumbing leaks have been repaired. If moisture is present then concealed areas should be dried thoroughly.



Photo 25-1 Hall bath



Photo 25-2 Master bath


26)  The shower enclosure at location(s) #A and B was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair or replace the surround as necessary.



Photo 26-1 Loose towel rack hall bath



Photo 26-2 Missing handles to sliding doors.



Photo 26-3 Missing handles to master shower doors.



27)   The master, and hall bath sink stopper was inoperable or missing. Recommend repair



Photo 27-1 Hall bath stopper.



Photo 27-2 Master bath stopper

28) One or more sink drains were leaking at location(s) #B. A qualified person should repair as necessary.



Photo 28-1 Master bath

29) The floor by the bathtub at location(s) #B was water-damaged. Recommend that a qualified person repair as necessary.



Photo 29-1 Master bath

30) The master bath toilet has a significant leak. Recommend repair.



Photo 30-1 Master bath

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Exterior door material: Wood, Metal, Glass panel

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Wood, Metal, Multi-pane, Sliding

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum


31)  The skylight plastic is cracked. This has 2 layers of plastic and didn't appear to be leaking.



Photo 31-1 Skylight


32)  One or more interior doors were missing. Recommend that a qualified person replace or repair doors as necessary.



Photo 32-1 Bedroom



Photo 32-2 Bedroom


33)  Vinyl, linoleum or marmoleum flooring in one or more areas was damaged. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 33-1 Laundry


34)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 34-1 Laundry room door.



Photo X-1 Missing slats



Photo X-2 Two out of three fans are inoperable on the back patio.



Photo X-3 General picture



Photo X-4 General picture



Photo X-5 General picture



Photo X-6 General picture



Photo X-7 General picture



Photo X-8 General picture



Photo X-9 General picture



Photo X-10 General picture



Photo X-11 General picture



Photo X-12 General picture



Photo X-13 General picture



Photo X-14 General picture



Photo X-15 General picture



Photo X-16 General picture



Photo X-17 General picture



Photo X-18 General picture



Photo X-19 General picture



Photo X-20 General picture



Photo X-21 General picture



Photo X-22 General picture



Photo X-23 General picture

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Smith Home Inspection

32671 Antelope LN. Squaw Valley CA 93675

Inspector: Brandon Smith



Summary

Client(s): **Maria Rodriquez**









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Inspection date: **Friday, October 19, 2018**

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Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Grounds

- 1) 🪛 Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 1-1 Multiple posts have rot at the base.

Exterior and Foundation

- 4) 🪛 The tree in the front yard is dead. Recommend removing before it falls. Safety hazard.



Photo 4-1 Front yard

- 5) 🪛 Fungal rot was found at one or more fascia and/or exposed beams. Conductive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.



Photo 5-1 South side



Photo 5-2 South side

**Photo 5-3** SE corner**Photo 5-4** Multiple locations.

- 6) 🛠️ It appears that the sprinklers are making contact with the exterior of the home. This could potentially cause damage to the exterior and the interior. Recommend adjustments.

**Photo 6-1** Front yard

- 7) 🛠️ One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

**Photo 7-1** South side**Photo 7-2** NW corner

- 8) 🌿 Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 8-1 Front yard

Roof


9)  One or more roof flashings were substandard. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 9-1 Recommend installing new flashing tape around the plumbing vents to prevent moisture from entering the structure.


10)  One or more downspouts were incomplete and/or damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.



Photo 10-1 SE corner



Photo 10-2 NE corner of back patio



Photo 10-3 NW corner

Electric


11)  One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 11-1 Livingroom



Photo 11-2 Laundry



Photo 11-3 Master bedroom



Photo 11-4 Master bedroom




12)  One or more wall switches were worn. The light or receptacle controlled by the switch was powered intermittently and/or if the switch was wiggled. These switches can overheat or arc and spark due to loose connections. This is a potential fire hazard. Recommend that a qualified electrician replace worn switches as necessary.



Photo 12-1 The double switch did not work properly.

13)   Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:

<http://www.reporthost.com/?SMKALRM>



Photo 13-1 All bedrooms



14)   One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 14-1 Garage


15)  One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.



Photo 15-1 Garage

- 16) One or more light fixtures were damaged. Recommend that a qualified electrician repair or replace light fixtures as necessary.



Photo 16-1



Photo 16-2 Garage exterior door

- 17) Multiple ceiling fans are inoperable on the back porch. Recommend replacement.



Photo 17-1 Missing bulbs.

Heating, Ventilation and Air Condition (HVAC)

- 19) The A/C unit had a rust stain on the underside of the unit. Cause is unknown. Recommend further investigation.



Photo 19-1

Fireplaces, Stoves, Chimneys and Flues

21) 🔧 One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.reporthost.com/?CSIA>

Kitchen

22) 🔧 Water damage was found in shelving or cabinets below the sink. Recommend that a qualified contractor repair as necessary after any plumbing leaks have been repaired. If moisture is present then concealed areas should be dried thoroughly.



Photo 22-1

23) 🔧 1 cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.

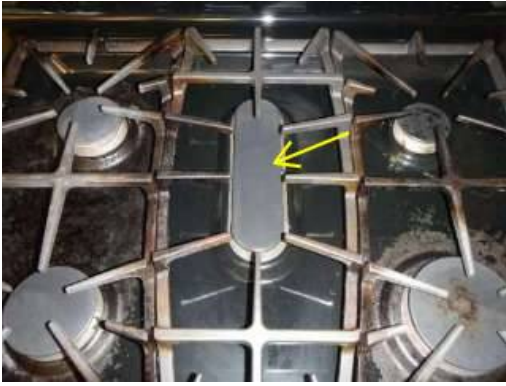


Photo 23-1


24)  Water leaked from the dishwasher's air gap device when the dishwasher ran. Debris may be clogging the drain line or air gap device. Recommend that a qualified person clear debris or make repairs as necessary.



Photo 24-1

Bathrooms, Laundry and Sinks


25)  Water damage was found in shelving or cabinet components below one or more sinks at location(s) #A and B. Recommend that a qualified contractor repair as necessary after any plumbing leaks have been repaired. If moisture is present then concealed areas should be dried thoroughly.



Photo 25-1 Hall bath



Photo 25-2 Master bath


26)  The shower enclosure at location(s) #A and B was deteriorated, damaged or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair or replace the surround as necessary.



Photo 26-1 Loose towel rack hall bath



Photo 26-2 Missing handles to sliding doors.



Photo 26-3 Missing handles to master shower doors.

27) 🛠️🔧 The master, and hall bath sink stopper was inoperable or missing. Recommend repair



Photo 27-1 Hall bath stopper.



Photo 27-2 Master bath stopper

28) 🛠️🔧 One or more sink drains were leaking at location(s) #B. A qualified person should repair as necessary.



Photo 28-1 Master bath


-
- 29)  The floor by the bathtub at location(s) #B was water-damaged. Recommend that a qualified person repair as necessary.



Photo 29-1 Master bath


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- 30)  The master bath toilet has a significant leak. Recommend repair.



Photo 30-1 Master bath

Interior, Doors and Windows


- 31)  The skylight plastic is cracked. This has 2 layers of plastic and didn't appear to be leaking.



Photo 31-1 Skylight


32)  One or more interior doors were missing. Recommend that a qualified person replace or repair doors as necessary.



Photo 32-1 Bedroom



Photo 32-2 Bedroom


33)  Vinyl, linoleum or marmoleum flooring in one or more areas was damaged. If in a wet area, water can damage the sub-floor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.



Photo 33-1 Laundry


34)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 34-1 Laundry room door.