

Stone Ridge Home Inspection Svc

PO Box 7168
Chico, CA 95927
(530) 624-0754

Report #: 18120834 Inspector: Chuck Jenkins

Date: 12/10/2018

Received & Read
12/14/2018

Dwelling Address: 827 W 2nd Ave
Chico, CA 95926

DocuSigned by:

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Client Name: c/o 

Client's Agent:  Real Estate Company: 

Following the American Society of Home Inspectors (ASHI) standards of practice, our review is based on visible observations of accessible areas of the property as of the inspection. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property as of the inspection, we cannot inspect what we cannot see. Moving furniture, any dismantling, or lighting gas pilots are not within the scope of this inspection. Our plumbing tests of vacant structures may not always reveal plumbing leaks without the daily use of these plumbing fixtures; therefore, leaks may develop and/or become visible once the structure is "lived in" for a period of time.

Outbuildings, pools, and spas, unless specifically mentioned in this report, are not part of this inspection.

GENERAL CONDITIONS

- 01. Inspector Chuck Jenkins.
- 02. Structure Type This is a single family residence.
- 03. Levels 1 story structure.
- 04. Estimated Age Unable to determine the age of this structure.
- 05. Weather Conditions Weather conditions at time of inspection were cloudy and cold.
- 07. Occupancy Tenant occupied at time of inspection.
- 08. In Attendance Inspector Only.
- 09. Start Time 9:00 AM.
- 10. Stop Time 11:00 AM.

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DEFINITION OF TERMS

GENERAL INFORMATION

MAJOR SYSTEMS - Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing fixtures or the cooling efficiency of air conditioning and heating is a subjective evaluation; therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS INSPECTION. LOCAL UTILITY COMPANIES WILL OFTEN CONDUCT SUCH AN INSPECTION UPON REQUEST.

INTERIOR - Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a missing/torn screen or stains on carpets may not always be reported. Furnishings and floor coverings limit our review.

In using your report, the following definition may be helpful:

SERVICEABLE - The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out a minor item and still note 'Serviceable', such as a light fixture with no globe.

Your attention is directed to the **INSPECTION AGREEMENT**, a copy of which is attached, becomes part of this report. It more specifically delineates the scope of this inspection and the limit of Stone Ridge Home Inspection Service liability in performing this inspection. **UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.**

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We advise our clients to obtain all paperwork from these professionals for any written warranties/guarantees.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. We cannot determine if or when an item will experience failure; therefore, we cannot be held responsible for future failure.

If you have any questions regarding this report or the general condition of the property, please do not hesitate to call. Thank you for selecting our company and we appreciate the opportunity to be of service.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. This inspection is NOT a 'Code Compliance' or 'Manufacturer's Specifications' inspection.

Step #	Component	Comment
101.	Driveway	Concrete. Cracks noted.
102.	Walkways	Concrete. Cracks noted.
103.	Fences/Gates	Not inspected. If interested in the condition of the fence, suggest client perform a personal inspection prior to closing.
104.	Siding	Wood; Brick Veneer. Stucco; common stucco cracks noted. Suggest routine sealing/patching of the stucco cracks as needed to prevent moisture penetration.
105.	Trim	Wood.
106.	Windows & Frames	Sliding frame; Fixed; Vinyl frame. Double glazed insulated windows were observed in this home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
107.	Electrical Fixtures	Note: Specialized low voltage electrical system was noted (i.e. phone, satellite, cable, etc.). As per our inspection agreement, review of these systems is not within the scope of this inspection.
108.	Gutter System	Not present. We suggest client consider the installation of a functional gutter system to ensure proper drainage away from the foundation and siding.
109.	Hosebib	Serviceable.
110.	Sprinkler	Irrigation systems and related equipment, if present, are not within the scope of this inspection and were not tested. Interested parties should verify operation prior to closing.
111.	Bell/Chime	Serviceable.
112.	Exterior Door(s)	Serviceable.

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113.	Chimney	Masonry. No spark arrester/rain hood is installed at the chimney. Spark arresters/rain hoods may not have been required when the home was built. Suggest client consider installing a spark arrester/rain hood to enhance fire safety.
114.	Lot/Grade Drainage	Flat lot.
115.	Gas Meter(s)	Serviceable. The meter is located at the front. Shut off is located at the meter.
116.	Foundation/Type	Poured concrete. Common cracks noted.
117.	Exterior Comments	** Wood deterioration was noted at the front post. See current pest report for a more detailed evaluation.

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection; therefore, our review is NOT a guarantee against roof leaks or a certification. If such a review is desired, client should contact a qualified licensed roofing contractor prior to closing.

Step #	Component	Comment
2001.	Roof Type & Materials	Sloped; Asphalt composition shingles. Observed from the roof.
2002.	Number of Layers	One.
2003.	Flashings	Serviceable; where visible.
2004.	Conditions	Limited review due to excessive tree debris and solar panels covering the roofing materials at time of inspection. This roof is a "VISUAL" inspection only. No certification, warranty or guarantee is given as to the water-tight integrity of the roof. Inspectors cannot determine water-tight integrity of roofs by a visual inspection, nor can they predict future leaks or if the roof is installed according to the manufacturer's specifications. If such an inspection or certification of the roof is desired, client should contact a licensed roofer prior to closing.
2006.	Roof Penetrations	Serviceable; where visible.
2007.	Roof Comments	Tree debris was noted on the roof/valleys at time of inspection. These conditions prevent the roof from draining or drying out. Debris in the valleys may cause water to 'dam' and flashing(s) to leak. Suggest periodic removal as part of routine maintenance.

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Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing ceiling joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness, the more resistance to heat loss.

Step #	Component	Comment
2501.	Access	Attic access is located at the laundry room. Inspection of the attic was limited to the access opening only due to one or more of the following reasons: ductwork in the way, roof trusses, limited clearances, vaulted ceilings, personal storage and/or extensive insulation. NOTE: No access cover is present.
2502.	Framing	Rafters.
2503.	Sheathing	Wood Planks.
2504.	Evidence of Moisture	** Stains were noted on areas of the roof sheathing and/or attic wood members as viewed from the attic access opening(s). Unable to determine if the stains are active or passive. Suggest client obtain more information from the seller and suggest corrections as needed prior to closing.
2505.	Insulation	Blown-in insulation. Insulation thickness varies from approximately 6 to 8 inches.
2506.	Ventilation	Eave vents; Hooded roof vents.
2507.	Electrical	Electrical items, where visible, appear serviceable.
2508.	HVAC Ducts	Ducting, where visible, appears serviceable.

Heating & A/C

Step #	Component	Comment
4401.	Heating	Gas; Forced Air. Unit is located in the attic.
4402.	Condition	Serviceable. Note: Unit operated using normal thermostat controls. Due to the HVAC unit's lack of a proper landing to it's location in the attic, this was an operational inspection only. If a more detailed review is desired, we suggest further review by a licensed HVAC contractor prior to closing.
4403.	Exhaust Venting	Serviceable; where visible.
4404.	Thermostat	The thermostat is programmable.
4405.	Ducting	Ducting, where visible, appears serviceable.

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4406. Air Conditioning Outside temperature at time of inspection was at or below 60 degrees. To prevent damage to the air conditioning system, manufacturers warn against operating air conditioning units when the outside temperature is less than 60 degrees. This unit was not tested. Client is advised to verify operation of the unit with seller prior to closing.

Plumbing/Water Heater

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comment
4601.	Plumbing Supply	Property is connected to a public water supply system.
4602.	Plumbing Waste	Unable to determine by a visual inspection if the waste system is a septic system or connected to a public sewer system. Interested parties should confirm with the sellers or proper authorities prior to closing.
4603.	Supply Pipes	Piping, where visible, is copper and galvanized. NOTE: Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is noted at plumbing fixtures, some restriction may have occurred. A flow test was conducted, and in the subjective opinion of this inspector; the flow was found to be acceptable unless mentioned elsewhere in the body of this report.
4604.	Waste Pipes	Waste pipes, where visible, are galvanized, cast iron and ABS plastic.
4605.	Water Heater	Fuel: Gas; 40 Gallon. Water heater is located in the laundry room. Unit has a cold water shut off valve. Temperature pressure relief valve and a drain line are installed as a safety feature. Appears to be properly strapped for seismic activity.
4606.	Exhaust Venting	** Improper flexible vent pipe is present penetrating the ceiling. Suggest further review by a licensed contractor prior to closing for repairs/replacement as needed to ensure safety.

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Electrical

Step #	Component	Comment
4801.	Electrical Main Box	<p>The main electrical service is approximately 100 amps, 240 volts. The main panel is located at the left side of the home. Service entrance is overhead. Breakers present to provide overload protection. Main disconnect noted. Main conductor is copper. Low amperage branch conductor is copper, preferred for safety. System appears to be properly grounded.</p> <p>The main panel box has been upgraded. Unable to determine if the upgrade was complete, permitted or installed according to the manufacturer's specifications. Suggest information be obtained from sellers or local building officials to ensure system was installed in a proper and safe manner.</p> <p>This house is equipped with a two wire non-grounded system which was standard at the time of construction. UNLESS OTHERWISE NOTED ALL THREE PRONG OUTLETS ARE UNGROUNDED. Receptacles near water sources and at exterior locations ideally should be grounded. Because of the age or configuration of this system, we are unable to determine if grounding is in place or can occur. Suggest further review by a licensed electrician to determine the feasibility of GFI receptacles in lieu of grounding for wet locations to ensure safety.</p>
4802.	Sub Panel(s)	Sub panel is located in the hallway closet.
4803.	Smoke Detectors	**. The hallway smoke detector did not respond to our test at the time of inspection. Suggest repairing/replacing as needed for safety.
4804.	Electrical Comments	A carbon monoxide detector is present, but not mounted.

Interior

Step #	Component	Comment
5001.	Interior Comments	<p>A solar system is present in the home. Solar systems are not within the scope of this inspection. Client is advised to consult with the sellers or the solar company prior to closing for additional information regarding the operation of this system.</p> <p>An alarm system is present in the home. Alarm systems are not within the scope of this inspection. Client is advised to consult with the sellers or the alarm company prior to closing for additional information regarding the operation of this system.</p>

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Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems and timing devices are not evaluated nor are life expectancies given. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks, excessive corrosion and operational at time of inspection.

Step #	Component	Comment
5101.	Floor	Tile. Note: Some cracked tiles noted.
5102.	Walls	Serviceable.
5103.	Ceiling	Serviceable.
5105.	Windows	Serviceable.
5106.	Cabinets	Serviceable.
5107.	Counter Tops	Serviceable.
5108.	Electrical	Serviceable. Ground fault interrupter provided for safety. The available outlets are grounded.
5109.	Sinks	Serviceable.
5110.	Faucets	Serviceable.
5111.	Trap/Drain/Supply	Serviceable.
5112.	Disposals	Serviceable.
5113.	Dishwasher	Serviceable.
5114.	Stove/Cook Top	Serviceable. Electric.
5115.	Oven(s)	Serviceable. Electric.
5116.	Hood/Fan/Light	Serviceable. The fan is exterior vented.
5117.	Microwave	The touch pad is loose. Suggest maintenance/repairs as needed.
5118.	Heat Source	Forced air register observed.

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Step #	Component	Comment
5501.	Floor	Serviceable. Concrete.
5502.	Walls	Unfinished repairs noted at the left side wall. Suggest client verify completion of the repairs prior to close.
5503.	Ceiling	Serviceable.
5504.	Doors	Serviceable.
5506.	Cabinets	Not Present.
5508.	Electrical	Serviceable. The available outlet is grounded.
5509.	Exhaust Fan	Not Present.
5510.	Washer Hook-up	No test was performed on the washer drain line to determine if the line is draining properly. This was a visual inspection of this area only. The supply hoses to the washer are not disconnected during the inspection, nor do we operate the valves. These can leak at any time and should be considered part of normal maintenance. No guarantee, warranty, or certification is given as to the future draining capabilities, as drain lines can become blocked at any time without warning.
5511.	Dryer Hook-up	Electric: 220V. 220V outlet was not tested due to the dryer prohibiting access.

Dining Room

Step #	Component	Comment
6001.	Floor	Laminate.
6002.	Walls	Patching noted at the rear wall, right side and both sides of the fireplace.
6003.	Ceilings	Serviceable.
6004.	Doors	Serviceable.
6006.	Electrical	Serviceable.
6008.	Heat Source	Forced air register observed.

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Stone Ridge Home Inspection Service**Living Room**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
6301.	Floor	Serviceable. Wood.
6302.	Walls	Patching noted at the right side.
6303.	Ceilings	Serviceable.
6304.	Doors	Serviceable.
6305.	Windows	Serviceable.
6306.	Electrical	Serviceable. The right side outlet is grounded.
6308.	Heat Source	Forced air register observed.

Fireplace

Step #	Component	Comment
7001.	Fireplace	<p>A fireplace was noted in the dining room. The damper was operable at time of inspection. Limited review of the flue. Suggest routine cleaning and inspection by a certified chimney sweep to ensure fire safety.</p> <p>Recommend adding permanent screen/glass doors for additional safety.</p>

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Step #	Component	Comment
8101.	Floor	Serviceable. Tile.
8102.	Walls	Serviceable.
8103.	Ceiling	Serviceable.
8104.	Doors	Serviceable.
8105.	Electrical	Serviceable. Ground fault interrupter present. The outlet is grounded.
8106.	Windows/Screens	Serviceable.
8107.	Exhaust Fan	Serviceable.
8108.	Heat Source	Forced air register observed.
8109.	Tub Surround	Serviceable.
8110.	Tub Enclosure	Serviceable.
8111.	Tub Faucet	Serviceable.
8114.	Shower Faucet	Serviceable.
8115.	Sink	Serviceable.
8116.	Sink Faucets	Serviceable.
8117.	Trap/Drain/Supply	** The sink drains slowly. Possible blockage. Suggest corrections as needed by a licensed plumber.
8118.	Toilet	Serviceable.
8119.	Counter/Cabinets	Serviceable.

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Step #	Component	Comment
8201.	Floor	Serviceable. Tile.
8202.	Walls	Serviceable.
8203.	Ceiling	Serviceable.
8204.	Doors	Serviceable.
8205.	Electrical	Serviceable. Ground fault interrupter present. The outlet is grounded.
8206.	Windows/Screens	Serviceable.
8207.	Exhaust Fan	Serviceable.
8208.	Heat Source	Not Present.
8209.	Tub Surround	Not Present.
8215.	Sink	Serviceable.
8216.	Sink Faucets	Serviceable.
8217.	Trap/Drain/Supply	Serviceable.
8218.	Toilet	Serviceable.
8219.	Counter/Cabinets	Serviceable.

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Bedroom-Left Rear

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report.

Step #	Component	Comment
9201.	Floor	Serviceable. Wood.
9202.	Walls	**. Note: Hole/damage was noted at the wall from the door handle. Suggest corrections as needed.
9203.	Ceilings	Serviceable.
9204.	Doors	Serviceable. NOTE: Missing doorstop was noted at the hallway door. Replacement is needed to prevent future/further damage to the wall.
9205.	Windows	Serviceable.
9206.	Electrical	Serviceable. The left side outlet is grounded.
9207.	Closet/Wardrobe	Closet doors are missing.
9208.	Heat Source	Forced air register observed.

Bedroom-Front Center

Step #	Component	Comment
9301.	Floor	Serviceable. Wood.
9302.	Walls	**. Hole/damage noted at the left side wall. Suggest repairs/replacement as needed.
9303.	Ceilings	Serviceable.
9304.	Doors	Serviceable. NOTE: Missing doorstop was noted at the hallway door. Replacement is needed to prevent future/further damage to the wall.
9305.	Windows	Serviceable.
9306.	Electrical	**. Inoperable outlet was noted at the right side. Suggest client obtain more information from the seller and suggest further review by a licensed electrician for repairs as needed.
9307.	Closet/Wardrobe	Serviceable.
9308.	Heat Source	Forced air register observed.

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Stone Ridge Home Inspection Service**Bedroom-Front Left**

Step #	Component	Comment
9401.	Floor	Serviceable. Wood.
9402.	Walls	Serviceable.
9403.	Ceilings	Serviceable.
9404.	Doors	Serviceable. NOTE: Missing doorstop was noted at the hallway door. Replacement is needed to prevent future/further damage to the wall.
9405.	Windows	Serviceable.
9406.	Electrical	Note: The ceiling light fixture was inoperable at time of inspection-possible burnt bulb. Suggest client verify proper operation prior to closing.
9407.	Closet/Wardrobe	Closet doors are missing.
9408.	Heat Source	Serviceable. Forced air register observed.

Bedroom-Front Right

Step #	Component	Comment
9401.2.	Floor	Serviceable. Carpet.
9402.2.	Walls	Serviceable.
9403.2.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
9404.2.	Doors	Serviceable. NOTE: Missing doorstop was noted at the hallway door. Replacement is needed to prevent future/further damage to the wall.
9405.2.	Windows	Serviceable.
9406.2.	Electrical	Serviceable. The available outlets are grounded.
9407.2.	Closet/Wardrobe	Serviceable.
9408.2.	Heat Source	Serviceable. Forced air register observed.