

## Stone Ridge Home Inspection Svc

PO Box 7168  
Chico, CA 95927  
(530) 228-9287

Report #: 22010018      Inspector: Bob Fritz

Date: 1/17/2022

Dwelling Address: 414 Silver Lake  
Chico, CA 95973

Client Name: Dorothy Domish

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             | Bob Fritz.  |
| 02. | Structure Type        | This is a single family residence.                            |
| 03. | Levels                | 1 story structure.  |
| 04. | Estimated Age         | This structure is approximately 20 to 25 years of age.        |
| 05. | Weather<br>Conditions | Weather conditions at time of inspection were cool and clear. |
| 06. | Occupancy             | Owner occupied at time of inspection.                         |
| 07. | In Attendance         | Owner.  |
| 08. | Start Time            | 8:30 AM.  |
| 09. | Stop Time             | 10:30 AM.   |

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### 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.

## Stone Ridge Home Inspection Service

### 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
100.	Driveway	Serviceable. Concrete. Cracks noted.
101.	Walkways	Serviceable. Stone; 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	Serviceable. Composition Board Siding; Rock Veneer. Stucco; common stucco cracks noted. Suggest routine sealing/patching of the stucco cracks as needed to prevent moisture penetration.  <b>Note: See Comment #117 for additional information regarding the siding.</b>
105.	Trim	Serviceable. Wood. <b>Note: See Comment #117 for additional information regarding the trim.</b>
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	Serviceable. Ground fault interrupter provided for safety.  Note: Specialized low voltage lights were noted on the property. As per our inspection agreement, review of these systems is not within the scope of this inspection. Interested parties should verify proper operation prior to closing.
108.	Gutter System	Serviceable. Metal. Note: Some downspouts exit into an underground drainage system. Underground drainage systems are not within the scope of this inspection; therefore, the underground drainage system was not tested. Interested parties should verify operation prior to closing.
109.	Hosebib	Serviceable.

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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.
113.	Chimney	Metal. The chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. If a further review is desired, client is advised to consult with a licensed contractor/certified chimney sweep prior to closing.
114.	Lot/Grade Drainage	Flat lot. Grade at foundation appears to be adequate.
115.	Gas Meter(s)	Serviceable.
116.	Foundation/Type	Serviceable. Concrete. Slab on grade construction; common cracking noted.
117.	Exterior Comments	<b>**.</b> Wood deterioration was noted at areas of the front siding, trim and at the base of the front porch support post. Suggest repairs/replacement as needed. <b>See Photo Log-Figures 18-35</b>

## 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; Rolled roofing. Observed from the roof.
2003.	Flashings	Serviceable; where visible.
2004.	Conditions	<b>**.</b> Roof shows normal wear for its age and type. No damaged, deteriorated or missing roofing materials were noted except for several cracked/splitting ridge caps noted above the garage. Suggest further review by a licensed roofer for repairs/replacement as needed. <b>See Photo Log-Figures 13-17</b>
2005.	Skylights	Serviceable.
2006.	Roof Penetrations	Serviceable.

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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 hallway. 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.
2502.	Framing	Rafters.
2503.	Sheathing	Plywood.
2504.	Evidence of Moisture	<b>**.</b> Dry stains were noted on areas of the HVAC unit in the attic beneath the hooded roof vent and turbine vent openings, possibly the result of wind-driven rains. Suggest further review by a licensed roofer to inspect the roof ventilation openings and perform corrective measures as needed to prevent future/further moisture intrusion. <b>See Photo Log-Figures 1-6</b>
2505.	Insulation	Blown-in insulation. Insulation thickness varies from approximately 10 to 14 inches.
2506.	Ventilation	Eave vents; Turbine vents; Hooded roof vents; Solar attic fans. Appears adequate.  Note: The solar attic fans were not tested. Interested parties should verify proper operation with the seller.
2507.	Electrical	Electrical items, where visible, appear serviceable.

### Garage

Step #	Component	Comment
3001.	Exterior	Garage is attached. See EXTERIOR section for more information.
3002.	Roof	Garage is attached. See ROOF section for more information.
3004.	Floor/Slab	Serviceable, where visible. Concrete; cracks noted. Limited review due to personal storage.
3005.	Garage Door	Serviceable. Roll up panel; Metal.

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3006.	Garage Door Hardware	Serviceable.
3007.	Garage Door Opener	Serviceable. Note: The garage door openers are equipped with safety reverse devices which operated when tested at time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.
3008.	Garage Windows	Serviceable. Note: Tears/holes were noted at the screen(s).
3009.	Garage Fire Door	Serviceable.
3010.	Garage Service Door	Serviceable.
3012.	Walls	Serviceable; where visible. Limited review due to storage.
3013.	Ceiling	Serviceable.
3014.	Electrical	Serviceable. Ground fault interrupter present.

## Heating & A/C

Step #	Component	Comment
4401.	Heating	Gas; Forced Air. Unit is located in the attic. Gas shut off valve/electrical disconnects provided.
4402.	Condition	Serviceable. Note: The unit was tested using normal operating controls and appeared to function properly at the time of this inspection.
4403.	Exhaust Venting	Serviceable.
4404.	Thermostat	Operable; thermostat is located at the hallway.
4405.	Ducting	Ducting, where visible, appears serviceable.
4406.	Air Conditioning	Electric. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, no warranty is made as to the system's adequacy.
4407.	Comments	<b>** Evidence of a possible condensate leak was noted beneath the HVAC unit in the attic. Corrosion and stains were noted in the overflow pan indicating moisture was present at a previous time. Suggest client obtain more information from the seller regarding the history of any repairs and/or suggest further review by a licensed HVAC contractor for repairs/replacement as needed. See Photo Log-Figures 7-12</b>

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### 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	Property is connected to a public waste system.
4603.	Supply Pipes	Piping, where visible, is copper. Copper is preferred for durability and maintenance.
4604.	Waste Pipes	Waste pipes, where visible, is ABS plastic.
4605.	Water Heater	Fuel: Gas; 50 Gallon. Water heater is located in the garage. 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	Serviceable; where visible.

### Electrical

Step #	Component	Comment
4801.	Electrical Main Box	The main electrical service is approximately 100 amps, 240 volts. The main panel is located at the left front corner of the home. Service entrance is underground. 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.
4802.	Sub Panel(s)	Sub panel is located in the garage.
4803.	Smoke Detectors	Tested OK. Periodic testing is suggested to ensure proper working order.

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### Interior

Step #	Component	Comment
5001.	Interior Comments	Cracks were noted at several wall and/or ceiling locations throughout the home. Unless specifically mentioned in the body of this report, the cracks appear to be a cosmetic concern. If a more detailed review is desired, we suggest further review by a licensed contractor prior to closing.

### 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	Serviceable. Tile.
5102.	Walls	Serviceable.
5103.	Ceiling	Serviceable.
5104.	Doors	Serviceable.
5106.	Cabinets	Serviceable.
5107.	Counter Tops	Serviceable. Note: Limited review of the counter tops due to dishes/storage present at time of inspection.
5108.	Electrical	Serviceable. Ground fault interrupter provided for safety.
5109.	Sinks	Serviceable.
5110.	Faucets	Serviceable.
5111.	Trap/Drain/Supply	Serviceable.
5112.	Disposals	Serviceable.
5113.	Dishwasher	Serviceable.
5114.	Stove/Cook Top	Serviceable. Gas.
5115.	Oven(s)	Serviceable. Electric. This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with the seller prior to closing.



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5116.	Hood/Fan/Light	Serviceable.
5117.	Microwave	Serviceable.
5118.	Heat Source	Forced air register observed.

## Laundry Area

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
5501.	Floor	Serviceable. Tile.
5502.	Walls	Serviceable.
5503.	Ceiling	Serviceable.
5504.	Doors	Serviceable.
5505.	Windows	Serviceable.
5506.	Cabinets	Serviceable.
5507.	Laundry Sink/Tub	Serviceable.
5508.	Electrical	Serviceable. Ground fault interrupter 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	Unable to determine if the power source is gas, electric or both. Interested parties should verify prior to closing.
5512.	Heat Source	Forced air register observed.

## Dining Room

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
6001.	Floor	Serviceable. Laminate.
6002.	Walls	Serviceable.
6003.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
6005.	Windows	Serviceable.

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6006.	Electrical	Serviceable.
6008.	Heat Source	Forced air register observed.

### Breakfast Nook

Step #	Component	Comment
6301.2.	Floor	Serviceable. Tile.
6302.2.	Walls	Serviceable.
6303.2.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
6305.2.	Windows	Serviceable.
6306.2.	Electrical	Serviceable.
6308.2.	Heat Source	Forced air register observed.

### Family Room

Step #	Component	Comment
6701.	Floor	Serviceable. Carpet.
6702.	Walls	Serviceable.
6703.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
6704.	Doors	Serviceable.
6706.	Electrical	Serviceable.
6709.	Heat Source	Forced air register observed.

### Fireplace

Step #	Component	Comment
7001.	Fireplace	Operational gas log fireplace was noted in the family room. The fireplace was in use during our inspection and was operated using the thermostat controls located at the left side of the fireplace. A gas shut off valve was noted near this appliance. The blower was operable at time of inspection.

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### Entry Way/Hallway

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
7501.	Floor	Serviceable. Tile; Carpet.
7502.	Walls	Serviceable.
7503.	Ceilings	Serviceable.
7504.	Doors	Serviceable.
7505.	Windows	Serviceable.
7506.	Electrical	Serviceable.
7507.	Closet/Wardrobe	Serviceable.
7508.	Heat Source	Forced air register observed.
7509.	Whole House Fan	The whole house fan was noted as serviceable using normal operating controls. Note: It is beyond the scope of this inspection to verify if the whole house fan is installed per the manufacturer's specification.

### Bathroom-Hallway

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
8101.	Floor	Serviceable. Tile.
8102.	Walls	Serviceable.
8103.	Ceiling	Serviceable.
8104.	Doors	Serviceable.
8105.	Electrical	Serviceable. Ground fault interrupter present.
8106.	Windows/Screens	Serviceable.
8107.	Exhaust Fan	Serviceable.
8108.	Heat Source	Forced air register observed.
8109.	Tub Surround	Serviceable.
8111.	Tub Faucet	Serviceable.
8112.	Shower Surround	Serviceable; shower-over-tub.

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8115.	Sink	Serviceable.
8116.	Sink Faucets	Serviceable.
8117.	Trap/Drain/Supply	Serviceable.
8118.	Toilet	Serviceable.
8119.	Counter/Cabinets	Serviceable.

## Bathroom-Master

Step #	Component	Comment
8201.	Floor	Serviceable. Tile.
8202.	Walls	Serviceable.
8203.	Ceiling	Serviceable.
8204.	Doors	Serviceable.
8205.	Electrical	Serviceable. Ground fault interrupter present.
8206.	Windows/Screens	Serviceable.
8207.	Exhaust Fan	Serviceable.
8208.	Heat Source	Forced air register observed.
8212.	Shower Surround	The shower pan and accessible surrounding areas were visually inspected for leaks. No visible leaks were noted at the time of this inspection. Shower pans are not filled and tested for leaks during the inspection.
8213.	Shower Door	<b>The shower door doesn't latch. Suggest corrections as needed.</b>
8214.	Shower Faucet	Serviceable. <b>Note: The shower head leaks at the stem connection. Suggest corrections as needed.</b>
8215.	Sink	Serviceable.
8216.	Sink Faucets	Serviceable.
8217.	Trap/Drain/Supply	Serviceable.
8218.	Toilet	<b>** The toilet is loose at the floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage to the adjacent areas. This type of damage is not always visible or accessible to the inspector at time of inspection. Suggest corrections as needed.</b>

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8219. Counter/Cabinets Serviceable.

### Bedroom-Rear Center

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. Carpet.
9202.	Walls	Serviceable.
9203.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
9204.	Doors	Serviceable.
9205.	Windows	Serviceable.
9206.	Electrical	Serviceable.
9207.	Closet/Wardrobe	Serviceable.
9208.	Heat Source	Forced air register observed.

### Bedroom-Master

Step #	Component	Comment
9301.	Floor	Serviceable. Carpet. Note: Some areas of loose carpeting were noted.
9302.	Walls	Serviceable.
9303.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
9304.	Doors	Serviceable. NOTE: Missing doorstop was noted at the bedroom door. Replacement is needed to prevent future/further damage to the wall.
9305.	Windows	Serviceable.
9306.	Electrical	Serviceable.
9307.	Closet/Wardrobe	Serviceable.
9308.	Heat Source	Forced air register observed.

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

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
9401.	Floor	Serviceable. Carpet.
9402.	Walls	Serviceable.
9403.	Ceilings	Serviceable. Ceiling fan noted as serviceable.
9404.	Doors	Serviceable.
9405.	Windows	Serviceable. <b>Note: Window slides rough during operation. Possible worn guides/rollers. These are often replacement items. Suggest corrections as needed.</b>
9406.	Electrical	Serviceable.
9407.	Closet/Wardrobe	Serviceable.
9408.	Heat Source	Forced air register observed.