



Core Inspection Services

18859 Microtronics Way

Suite B1

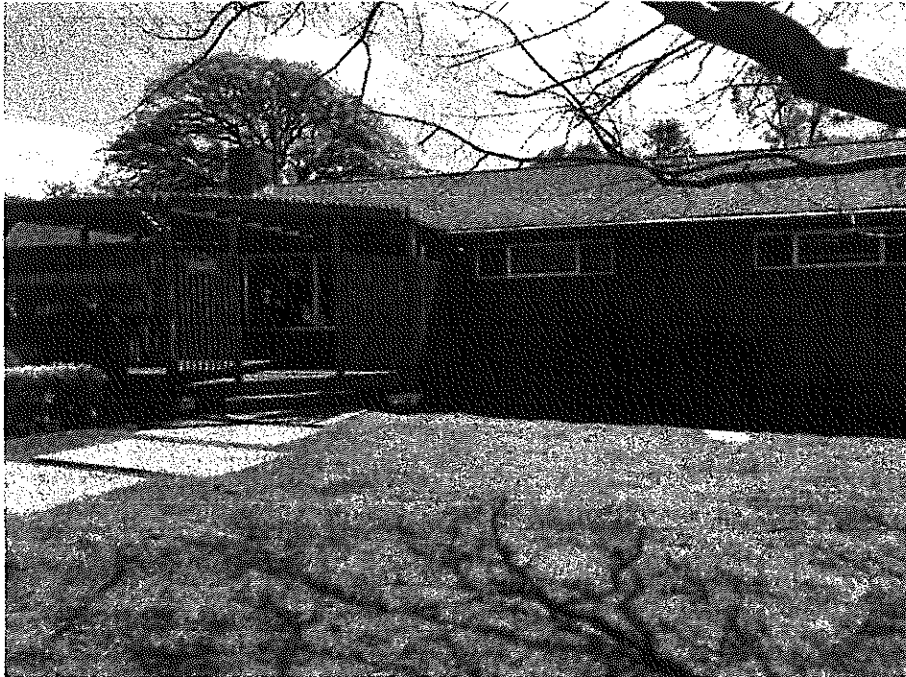
Sonora, CA 95370

2097432754

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Inspected By: Jason Rivera



Home Inspection Report

Prepared For:

Dianne Bowcutt

Property Address:

12933 Chaparral Road

Sonora, CA 95370

Inspected on Fri, Mar 23 2018 at 12:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property and assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is essential to read the entire report to obtain a full understanding of the scope, limitations, and exclusions of the inspection.

In addition to the checklist items of the report, there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational, and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing the end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action, and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	55 years
Age Based On:	Listing
Bedrooms/Baths:	3/2
Door Faces:	Northwest
	Condition: Satisfactory
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	56
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Buyers Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure, Sloped Toward Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Marginal
Driveway:	Asphalt Condition: Satisfactory
Walkways:	Concrete
Steps/Stoops:	Not Present
Patios/Decks:	Wood Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl
Entry Doors:	Wood Condition: Satisfactory
Decks:	Wood Condition: Satisfactory
Railings:	Wood

Comment 1:

Moisture staining was noted under the front of house eve. This may be caused by the arbor tie-in. No active moisture was present at the time of inspection.



Figure 1-1

(Exterior continued)

Comment 2:

Wood deterioration was noted at areas of the covered porch arbor right side of the entryway. It is suggested to remove and replace any affected material as needed.

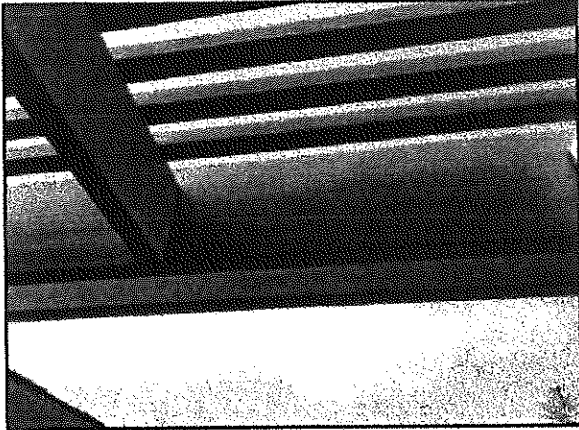


Figure 2-1

Comment 3:

Downspout extensions are suggested to all downspouts on the property. They help divert the gutter water away from the sub-area of the house.



Figure 3-1

(Exterior continued)

Comment 4:

The spa was not inspected due to no water.

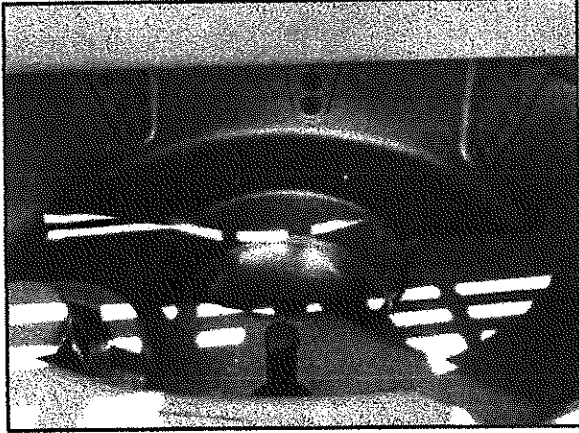


Figure 4-1

Had spa inspected 3/15/19
see receipt

Comment 5:

The underside of the rear of house deck was not inspected due to a lack of clearance.

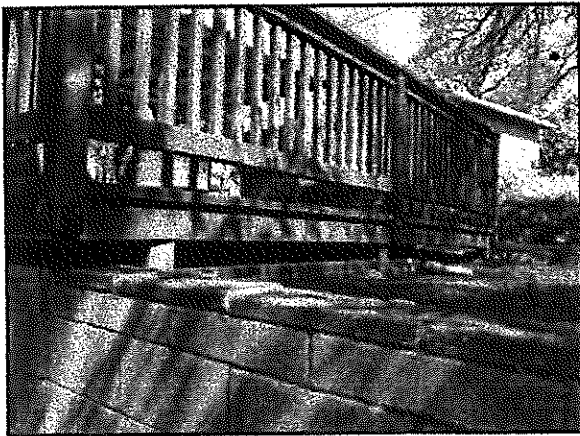


Figure 5-1

2/4/19
Neighbors Tree Fell took out De
Deck Replaced - Started
working on it 9/20/19

(Exterior continued)

Comment 6:

Wood deterioration was noted at the base of the stair stringer on the rear of the house. The inspector also noted that the stair stringer spacing is considered too wide and deflection was noted when walking down the steps.



Figure 6-1

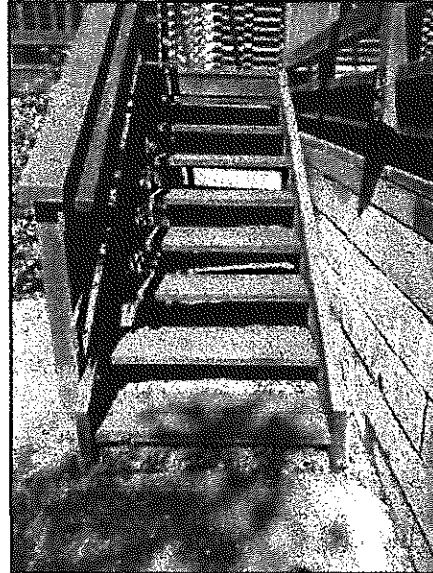


Figure 6-2

Stairs Replaced 3/10/24

(Exterior continued)

Comment 7:

Portions of the retaining wall at the rear of the house were leaning.

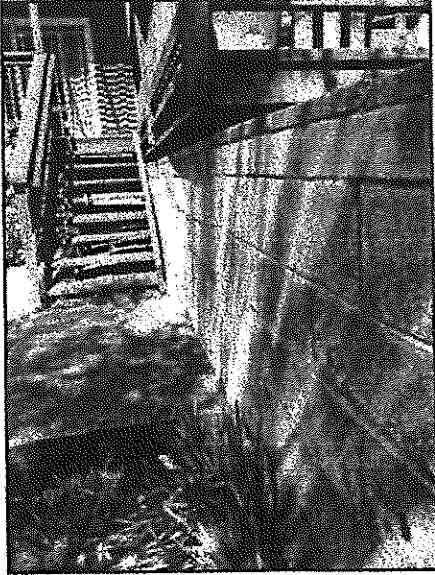


Figure 7-1

Fixed this part when deck was done

Garage

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Entire Roof
Roof Design:	Gable
Roof Covering:	Composition
	Condition: Satisfactory
Approximate Roof Age:	18+
Ventilation Present:	Gable Ends, Ridge Vents
Vent Stacks:	Metal
	Condition: Satisfactory

(Roofing continued)

Chimney :	Brick
	Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



 Comment 8:
Wood deterioration was noted at the front of house arbor. The deterioration was mainly located at the roof connection points.



Figure 8-1

 Comment 9:
Noted that vent pipe flashings are damaged and are suggested to be repaired. Suggest having repairs done to ensure moisture cannot access the underside of the roofing material. A qualified person should make all repairs.

Completed by Contractor Friend 5/1/18

(Roofing continued)

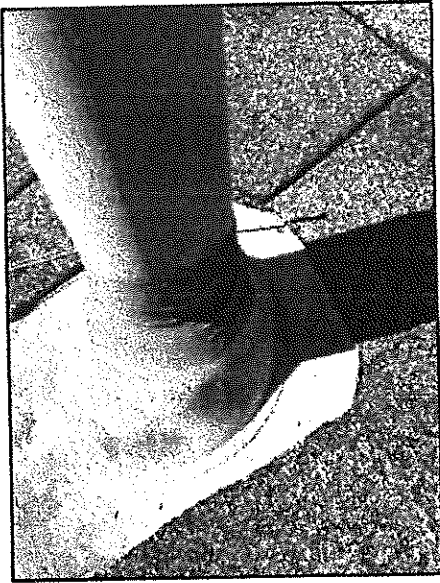


Figure 9-1



Comment 10:

Ten exposed fasteners were noted at the ridgeline on the right side of the structure. These should be sealed to ensure moisture cannot access the underside of the roofline.

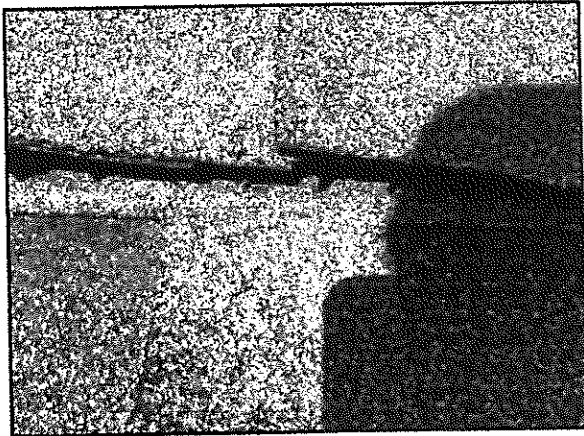


Figure 10-1



Figure 10-2

Fixed/Repaired 5/1/18

(Roofing continued)



Comment 11:

, Chimney cap should be installed on the roof line.

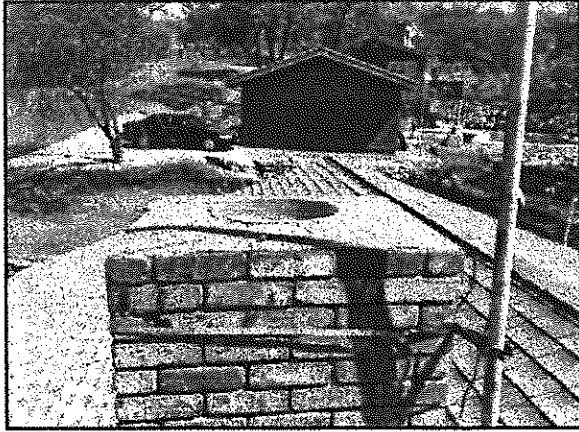


Figure 11-1

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block
Signs of Water Penetration:	Moisture, Dampness, Stains, Efflorescence
Prior Waterproofing:	Gutter type drain
	Condition: Satisfactory
Floor Structure:	Wood Frame
Subflooring:	Plywood
Wall Structure:	Wood Frame

Attic

Attic Entry:	Laundry Room
Roof Framing Type:	Joist and Rafters
Insulation:	Blown In Cellulose, Fiberglass Batts

(Attic continued)

Comment 12:

Moisture staining was noted around the chimney, visible in the attic. This was tested with a moisture meter and no active moisture was present.

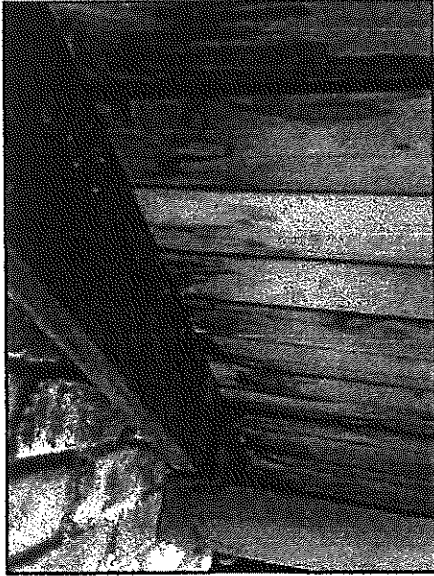


Figure 12-1

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Underfloor Insulation:	Not Present
Ventilation Present:	Yes
	Condition: Satisfactory
Moisture Condition:	Damp in areas

(Crawlspace continued)

Comment 13:

Efflorescence was present at the foundation wall in multiple locations. This is caused by moisture intrusion.

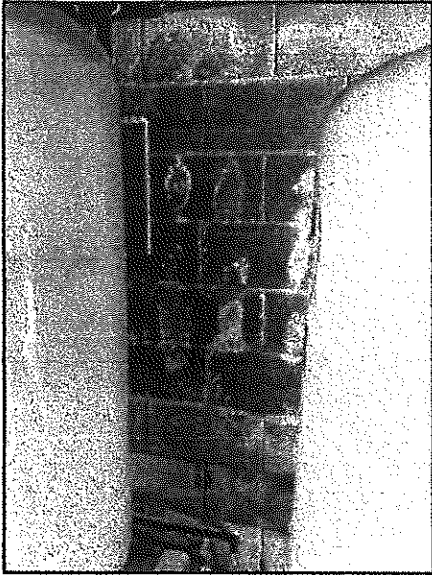


Figure 13-1

Comment 14:

Evidence of termites were noted in the subarea at the front of the structure. It is suggested to review the pest inspection to determine the extent of the damage.



Figure 14-1



Figure 14-2

(Crawlspace continued)

Comment 15:

Moisture staining was evident in the crawl space. This appears to be caused by the downspouts that divert the water towards the sub-area. This is suggested to be repaired as moisture should not be in the sub-area.

Limited sub-area ventilation may also cause this. It is suggested to add additional ventilation.

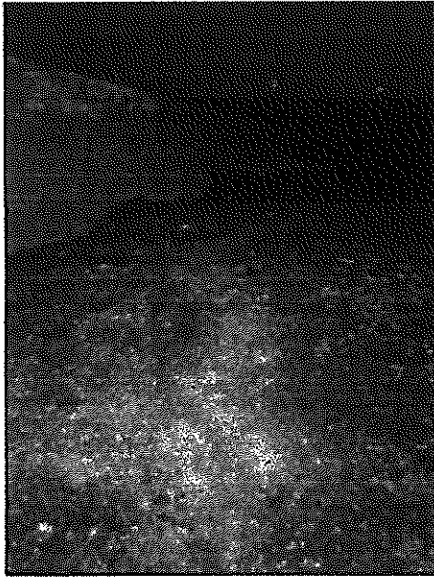


Figure 15-1

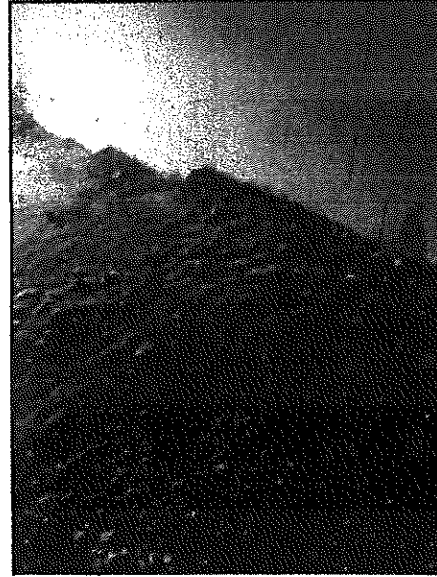


Figure 15-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	Cutler-Hammer
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts

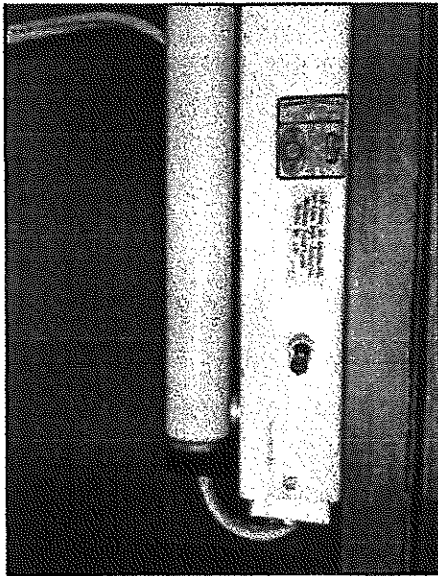
(Electrical continued)

Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Metallic Shielded Copper
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	No
Smoke Detectors In Living Area :	Yes
	Condition: Satisfactory
Smoke Detectors Located In Each Bedroom:	Yes
	Condition: Satisfactory
Carbon Monoxide Detector One Per Level:	Yes
	Condition: Satisfactory



Comment 16:

Fluorescent fixture mounted under the kitchen cabinet was not working at the time of inspection.



owner Fixed

Figure 16-1

(Electrical continued)

Comment 17:

An electrical outlet was noted at the front of the structure. It was unclear what this switch turned on. However, if active, an exterior cover plate should be installed on top.

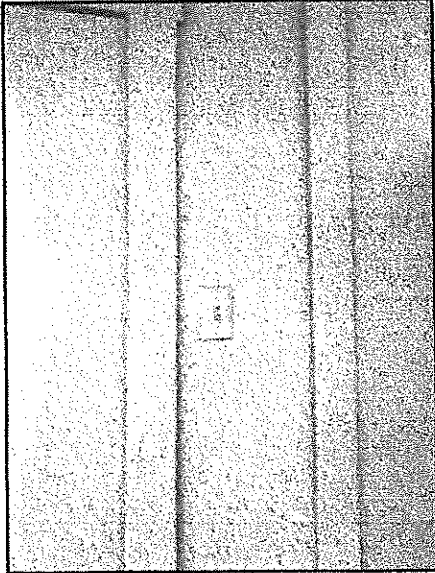



Figure 17-1

owner completed
power for outside outlet

(Electrical continued)

 Comment 18:
Open ground at kitchen.

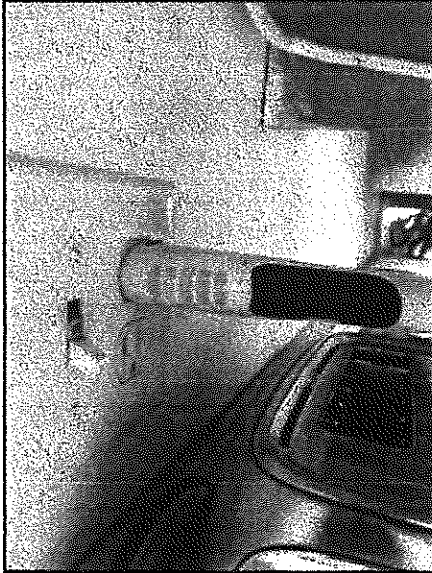



Figure 18-1

 Comment 19:
A missing knockout plug was noted on the front left corner of the structure at the exterior light. This should be repaired to ensure no access to live power.

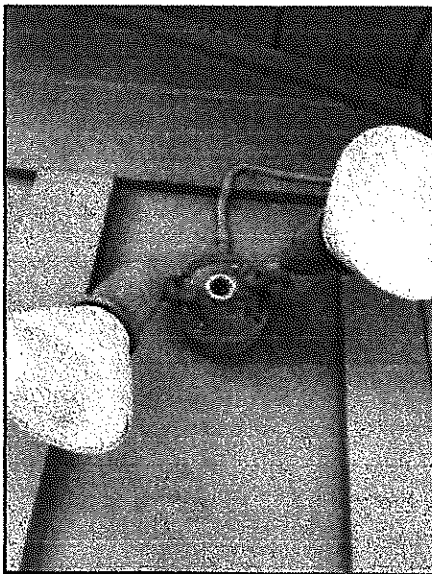


Figure 19-1

(Electrical continued)

Comment 20:

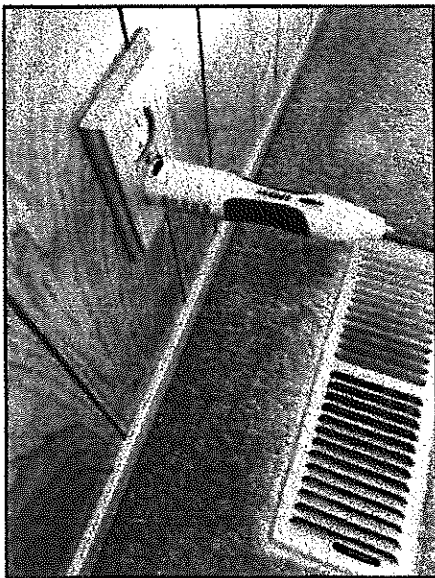
Noted that the main electrical service wire connections were visible. This should be repaired to ensure no access to live power.



Figure 20-1

Comment 21:

There is a dead plug found in the master bedroom underneath the west facing window.



Repaired by owner

Figure 21-1

(Electrical continued)

Comment 22:

An electrical cover plate was missing at the rear of the structure near a junction pull box. This should be repaired to ensure no access to live power.

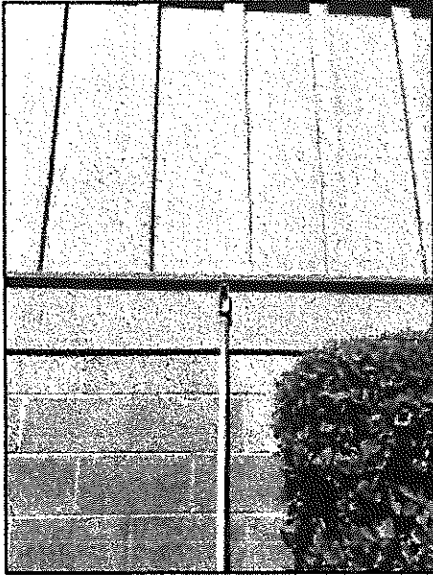


Figure 22-1

owner completed

Comment 23:

An unboxed electrical connection was noted in the attic near the access door. This should be repaired or replaced to ensure no access to live power.

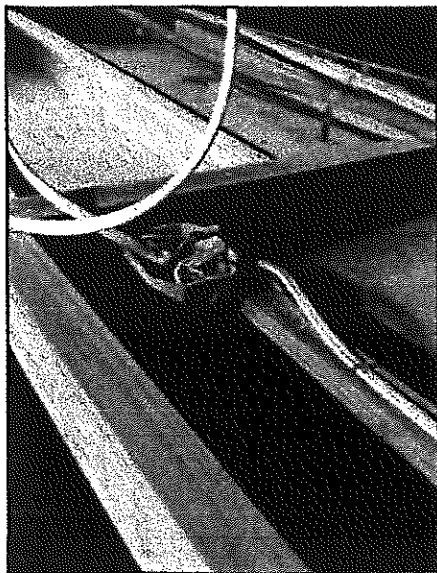


Figure 23-1

owner completed

(Electrical continued)

Comment 24:

The inspector was unable to turn off the rear of house and master bedroom closet lights.

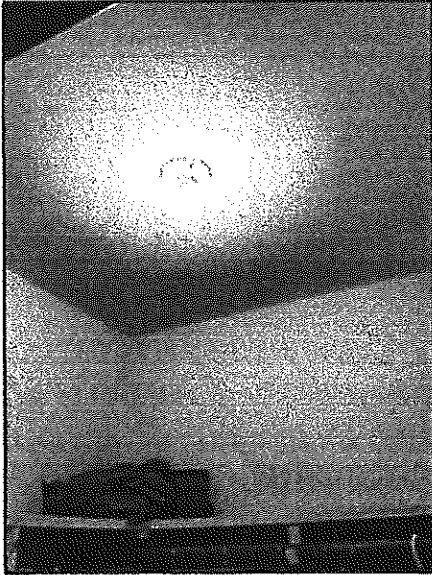


Figure 24-1

Lights go off when you close door. Comes on when you open door

HVAC

Wall heater

HVAC System Type:

Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Sub Area

Type of Equipment:

Forced Air

Manufacturer:

Goodman

Heating Fuel:

LP Gas

Condition: Satisfactory

(Heating continued)

Approximate Age:	20+
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	105°
Type of Distribution:	Metal Ducting, Flexible Ducting

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Bedroom
Type of Equipment:	Wall heater
Manufacturer:	Williams
Heating Fuel:	Electric
	Condition: Satisfactory
Approximate Age:	Unknown
Filter Type:	None
	Condition: Satisfactory
Output Temperature:	125
Type of Distribution:	Direct

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Bryant
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	Unabel To Inspect
AC Return Air Temp:	Unable To Inspect.

Comment 25:

Inspector was unable to inspect AC unit due to the ambient temperature being below 65 degrees. The inspector offers no warranty on the condition of the unit itself.

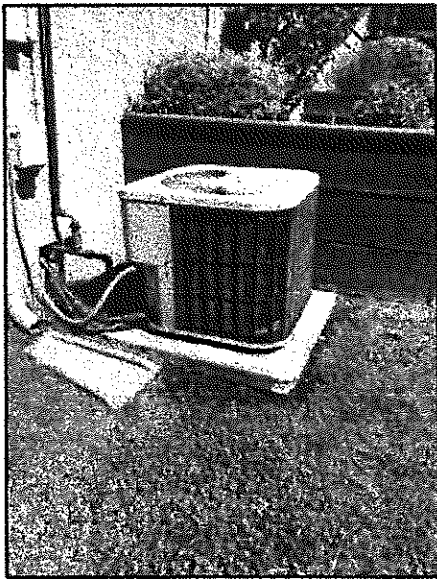


Figure 25-1

(Cooling continued)

Comment 26:

Noted that insulation around line set for AC System is damaged. This unit should be repaired to ensure that the AC system is operating efficiently.

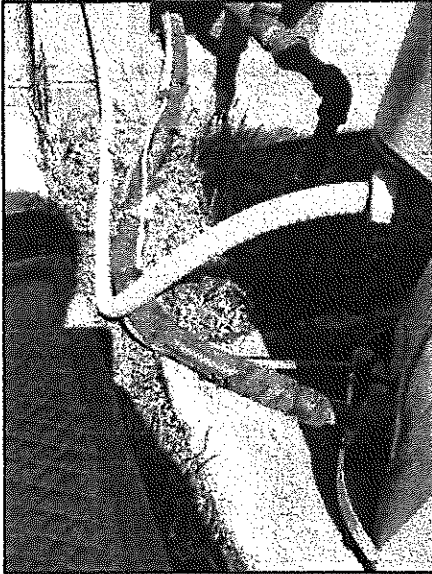


Figure 26-1

Comment 27:

The AC condenser was not sitting level. This should be repaired to ensure it cools or functions properly.

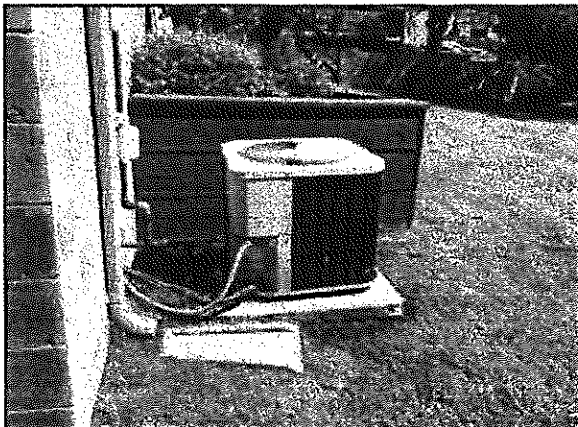


Figure 27-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling #2

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Not Inspected
Condenser Make:	Fujitsu
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	Not inspected
AC Return Air Temp:	Not inspected

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
Location of Main Water Shutoff:	At Meter
Sewer System:	Unknown
Waste Pipe Material:	Cast Iron
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Tank
Water Pressure At Exterior Spicket	61 PSI
:	Condition: Satisfactory

(Plumbing continued)

Water Heater

Manufacturer:	Rheem, Marathon
Fuel:	Condition: Satisfactory
Capacity:	Electric
Year Water Heater Was Built:	40 gal
Temp & Pressure Relief Valve:	2011
Fuel Disconnect:	Present With Blow Off Leg
Seismic Straps Installed:	In Same Room
Hot Water Temp At Kitchen Sink:	Yes
	120°

Bathrooms

Bathroom #1

Location:	Hall
Shower:	Stall
Sink(s):	Single Vanity
Toilet:	Condition: Satisfactory
	Standard Tank
Shower Walls:	Condition: Satisfactory
Floor:	Chorion
Ventilation Type:	Vinyl
GFCI Protection:	Window
	Outlets

Bathroom #2

Location:	Master
Shower:	Stall
Sink(s):	Single Vanity
Toilet:	Condition: Satisfactory
	Standard Tank
	Condition: Satisfactory

(Bathroom #2 continued)

Shower Walls:	Chorion
Floor:	Vinyl
Ventilation Type:	Window
GFCI Protection:	Outlets

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory
GFI Present:	No Condition: Repair or Replace

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Magic chef Condition: Satisfactory
Cooktop:	General Electric
Range Hood:	Nutone Condition: Satisfactory
Refrigerator:	Kenmore
Dishwasher:	Maytag Condition: Satisfactory

Laundry

Built In Cabinets:	No
Laundry Sink:	No
Dryer Venting:	To Exterior
GFCI Protection:	No
	Condition: Satisfactory
Laundry Hook Ups:	Yes
Washer:	Kenmore
Dryer:	Kenmore

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Carpet, Wood, Wood Laminate, Vinyl
Walls:	Painted Drywall, Paneling
Window Types:	Sliders, Fixed
Entry Door Types:	Sliding, Hinged
	Condition: Satisfactory
Front Door Material:	Wood
Interior Door Materials:	Wood
Fireplace:	Manufactured, Wood Burning
	Condition: Satisfactory

All Carpets removed

(Interior continued)

▲ Comment 28:

A drywall crack was noted at the ceiling of the living room.

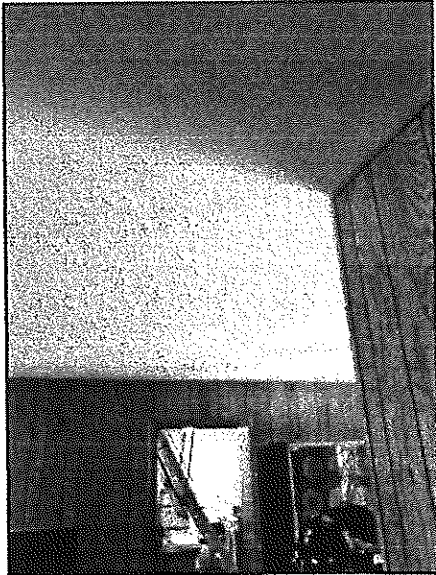


Figure 28-1

▲ Comment 29:

Noted that the wood stove does not meet current requirement of clearances to a non-combustible material.

The door should be 18 inches away from any combustible surface. This includes laminate floor, carpet, and hardwood. This can be resolved by adding a stone rug at the front or extending the current hearth.

The inspector also noted that rusting was present at the interior of the fireplace. This unit should be reviewed by a qualified person as it is outside the scope of the general home inspection.

(Interior continued)

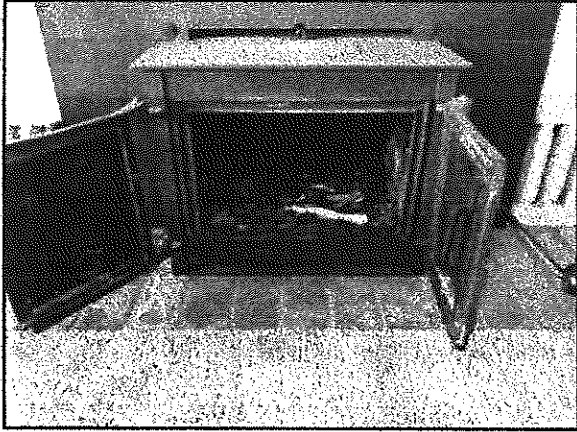


Figure 29-1



Figure 29-2

Report Summary

Exterior

- 1) Moisture staining was noted under the front of house eave. This may be caused by the arbor tie-in. No active moisture was present at the time of inspection.
- 2) Wood deterioration was noted at areas of the covered porch arbor right side of the entryway. It is suggested to remove and replace any affected material as needed.
- 3) Downspout extensions are suggested to all downspouts on the property. They help divert the gutter water away from the sub-area of the house.
- 4) The spa was not inspected due to no water.
- 5) The underside of the rear of house deck was not inspected due to a lack of clearance.
- 6) Wood deterioration was noted at the base of the stair stringer on the rear of the house. The inspector also noted that the stair stringer spacing is considered too wide and deflection was noted when walking down the steps.
- 7) Portions of the retaining wall at the rear of the house were leaning.

Roofing

- 8) Wood deterioration was noted at the front of house arbor. The deterioration was mainly located at the roof connection points.
- 9) Noted that vent pipe flashings are damaged and are suggested to be repaired. Suggest having repairs done to ensure moisture cannot access the underside of the roofing material. A qualified person should make all repairs.
- 10) Ten exposed fasteners were noted at the ridgeline on the right side of the structure. These should be sealed to ensure moisture cannot access the underside of the roofline.
- 11) Chimney cap should be installed on the roof line.

Structure: Attic

- 12) Moisture staining was noted around the chimney, visible in the attic. This was tested with a moisture meter and no active moisture was present.

(Report Summary continued)

Structure: Crawlspace

13) Efflorescence was present at the foundation wall in multiple locations. This is caused by moisture intrusion.

14) Evidence of termites were noted in the subarea at the front of the structure. It is suggested to review the pest inspection to determine the extent of the damage.

15) Moisture staining was evident in the crawl space. This appears to be caused by the downspouts that divert the water towards the sub-area. This is suggested to be repaired as moisture should not be in the sub-area.

Limited sub-area ventilation may also cause this. It is suggested to add additional ventilation.

Electrical

16) Fluorescent fixture mounted under the kitchen cabinet was not working at the time of inspection.

17) An electrical outlet was noted at the front of the structure. It was unclear what this switch turned on. However, if active, an exterior cover plate should be installed on top.

18) Open ground at kitchen.

19) A missing knockout plug was noted on the front left corner of the structure at the exterior light. This should be repaired to ensure no access to live power.

20) Noted that the main electrical service wire connections were visible. This should be repaired to ensure no access to live power.

21) There is a dead plug found in the master bedroom underneath the west facing window.

22) An electrical cover plate was missing at the rear of the structure near a junction pull box. This should be repaired to ensure no access to live power.

23) An unboxed electrical connection was noted in the attic near the access door. This should be repaired or replaced to ensure no access to live power.

(Report Summary continued)

24) The inspector was unable to turn off the rear of house and master bedroom closet lights.

HVAC: Cooling

25) Inspector was unable to inspect AC unit due to the ambient temperature being below 65 degrees. The inspector offers no warranty on the condition of the unit itself.

26) Noted that insulation around line set for AC System is damaged. This unit should be repaired to ensure that the AC system is operating efficiently.

27) The AC condenser was not sitting level. This should be repaired to ensure it cools or functions properly.

Interior

28) A drywall crack was noted at the ceiling of the living room.

29) Noted that the wood stove does not meet current requirement of clearances to a non-combustible material.

The door should be 18 inches away from any combustible surface. This includes laminate floor, carpet, and hardwood. This can be resolved by adding a stone rug at the front or extending the current hearth.

The inspector also noted that rusting was present at the interior of the fireplace. This unit should be reviewed by a qualified person as it is outside the scope of the general home inspection.

12933 Chaparral Road, Sonora, CA 95370

Thank you for reviewing this report , we ask that if you were happy with this inspection and the service Core inspection services preformed to please inform your Realtor. If for any reason you have a question regarding this report please contact us @
coreinspect1@gmail.com