

Sierra Home Inspection

Assisting in Your Residential or Building Purchase Information

4165 Fort Jim Rd, PO Box 2201, Placerville, CA 95667
Tel: 530-363-3090 Jason A Jackson: Inspector & General Contractor
sierrahome@gmail.com

SUMMARY REPORT

Client: Joe & Jane Homeowner
Realtor: Claire Goodseller, Homestead Realty
Inspection Address: 1234 New St, Placerville, CA 95667
Inspection Date: 2/14/2014 Start: 9:00 am End: 12:00 pm
Inspected by: Jason Jackson

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is not transferable. It is the exclusive property of the Sierra Home Inspection and the clients whose names appear herewith. Its use by any unauthorized persons is strictly prohibited, and agents are specifically cautioned against providing it to any unauthorized third party.

Narrative Color Legend: ★Black Text is General Information ❖Red Text is Eminent Hazard
○Green Text is Informative or Suggestive □Blue Text is Service Required
Components and Conditions Needing Service

Structural

Raised Foundation

Crawlspace Observations

1.1 - □ Remove cellulose debris from under the home

Exterior

Exterior Components

Fascia & Trim

2.1 - □ The fascia and trim need typical maintenance-type service

Wood & Masonry Decks

2.2 - □ The wood deck needs maintenance-type service

Outlets

2.3 - □ A outlet in the front is incorrectly wired and tests reverse polarity service is recommended

Lights

2.4 - □ A light at the back deck is not secure and should be serviced

Roof

Composition Shingle Roof

Roofing Material

3.1 - Seal fasteners in the roofing material

Flashings

3.2 - The roof flashings need to be sealed or serviced

Plumbing

Gas Water Heaters

Relief Valve & Discharge Pipe

4.1 - The discharge pipe from the relief valve should extend to the exterior of the home not in the crawl space

Seismic Straps

4.2 - The water heater is not correctly secured and needs to be strapped in accordance with local standards

Waste & Drainage Systems

Drain Waste & Vent Pipes

4.3 - A drainpipe under the house has negative grade and is recommended to be corrected

Electrical

Main Panel

Circuit Breakers

5.1 - A twenty-amp breaker is serving undersized wires and should be serviced

Heat-A/C

HVAC Split Systems

Gas Valve & Connector

7.1 - The gas feed line that passes through the furnace sidewall is flexible and should be rigid

Chimney

Living Room Chimney

Chimney Flue

8.1 - The chimney flue needs to be cleaned or evaluated by a specialist before it is used

Living

Main Entry

Doors

9.1 - The door rubs and needs to be serviced to work smoothly

Kitchen

Kitchen

Inspection Address: 1234 New St, Placerville, CA 95667
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Lights

12.1 - Missing light cover recommended for replacement

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Joe & Jane Homeowner

INSPECTION ADDRESS

1234 New St, Placerville, CA 95667

INSPECTION DATE

2/14/2014 9:00 am to 12:00 pm

REPRESENTED BY:

Claire Goodseller
Homestead Realty



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GENERAL INFORMATION

Inspection Address: 1234 New St, Placerville, CA 95667
Inspection Date: 2/14/2014 Time: 9:00 am to 12:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 65 Degrees

Inspected by: Jason Jackson

Client Information: Joe & Jane Homeowner
1000 Any st, Hometown, CA

Buyer's Agent: Homestead Realty
Claire Goodseller

Seller's Agent: Big City Real Estate
Sarah Biglisting

Structure Type: Wood Frame

Furnished: Yes

Number of Stories: One

Structure Orientation: West

Estimated Year Built: 2003

Unofficial Sq.Ft.: 1500

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of [insert your company name] and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of [insert your company name] and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of [insert the name of the organization to which you belong], and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 0000 Jackson Sample Report

SCOPE OF WORK

You have contracted with Sierra Home Inspection to perform a generalist inspection in accordance with the standards of practice established by American Institute of Inspectors and the residential inspection industry, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenes that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile,

which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

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Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Items

- * There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Informational Items

- * The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Items

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Identification of Ceiling Structure

Informational Items

- * The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Items

- * The roof structure consists of a prefabricated truss system.

Raised Foundation

Raised Foundation Type

Informational Items

- * The raised foundation is relatively new and should meet commonly accepted structural standards. However, you may wish to have this confirmed by a specialist.

Method of Evaluation

Informational Items

- * We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Inspection Address: 1234 New St, Placerville, CA 95667
Inspection Date/Time: 2/14/2014 9:00 am to 12:00 pm

Crawlspace Observations

Components and Conditions Needing Service

- Remove cellulose debris from under the home

Intermediate Floor Framing

Informational Items

- * The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

Electrical

Informational Items

- * The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Ventilation

Informational Items

- * The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Items

- * The floor insulation is in acceptable condition.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

Interior-Exterior Elevations

Informational Items

- * There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage Mode

Informational Items

- * Drainage is facilitated by soil percolation hard surfaces and full or partial gutters, which is not ideal but we did not see any evidence of moisture threatening the living space.

House Wall Finish

House Wall Finish Type

Informational Items

- * The house walls are finished with a composite material siding.

House Wall Finish Observations

Functional Components and Conditions

- Penetrations through the exterior wall finish should be sealed to maintain watertight integrity and deter insect intrusion.

Informational Items

- * The house wall finish is in acceptable condition.

Exterior Components

Driveways

Informational Items

- * The driveway is in acceptable condition.

Walkways

Informational Items

- * The walkways are in acceptable condition.

Fascia & Trim

Components and Conditions Needing Service

- Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight. Maintenance items include but are not limited to sealing seams around doors and windows, resetting fasteners, and painting.



Sliding Glass Doors

Informational Items

- * The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Informational Items

- * The exterior doors are in acceptable condition.

Wood & Masonry Decks

Components and Conditions Needing Service

- The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Windows

Informational Items

- * The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Items

- * The window screens are functional.

Outlets

Components and Conditions Needing Service

- An outlet in the front tests reverse polarity and should be corrected and tested for ground fault protection.

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Lights

Informational Items

- ★ The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Components and Conditions Needing Service

- ☐ A light at the back deck is not secure and should be serviced.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

Method of Evaluation

Informational Items

- ★ We evaluated the roof and its components by walking on its surface.

Estimated Age

Informational Items

- ★ The roof appears to be the same age as the residence, or 7 years old.

Roofing Material

Informational Items

- ★ The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Components and Conditions Needing Service

- ☐ The fasteners holding down the roofing material are recommended to be sealed where exposed to prevent water intrusion.



Flashings

Components and Conditions Needing Service

- The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters & Drainage

Informational Items

- ★ The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Items

- * The main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Items

- * A functional pressure regulator is in place on the plumbing system.

Copper Water Pipes

Informational Items

- * The potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Items

- * The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Supply Pipes

Informational Items

- * The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

Age Capacity & Location

Informational Items

- * Hot water is provided by a water heater that is located in an exterior cabinet or closet.

Common Observations

Functional Components and Conditions

- The water heater blanket prevented the determination of age and capacity for this inspection

Water Shut-Off Valve & Connectors

Informational Items

- * The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Items

- * The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Items

- * The vent pipe is functional.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

- The discharge pipe from the pressure relief valve should be plumbed to the exterior and terminate no more than twenty-four inches above grade and closer than six inches to it, not in the crawl space.

Drain Valve

Informational Items

- * The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe

Functional Components and Conditions

- The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

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Combustion Air Vents

Informational Items

- * The water heater does have appropriate combustion-air vents.

Seismic Straps

Components and Conditions Needing Service

- The water heater is not correctly secured, and needs to be strapped in accordance with local standards. Standards dictate metal straps in the upper 1/3 and lower 1/3 of the tank of 20 GA or heavier thickness attached to a wall stud with a 1/4" x 3" lag bolt.

Irrigation or Sprinklers

Hose Bibs

Informational Items

- * The hose bibs are functional, but we may not have located and tested every one on the property.

Waste & Drainage Systems

Type of Material

Informational Items

- * The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Items

- * Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Components and Conditions Needing Service

- A drainpipe under the house has negative grade and is recommended to be corrected.



Private Waste Disposal System

Functional Components and Conditions

- This property is served by a private waste system that we do not have the expertise to inspect, but which should be evaluated by a specialist. However, we do recommend the use of biodegradable tissues, soaps, detergents, and other cleaners, and that you avoid depositing of grease within the system.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Entrance

Informational Items

- * The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Items

- * The residence is served by a 200 amp, 220 volt panel, located in the house side yard.

Main Panel Observations

Informational Items

- * The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Items

- * The exterior panel cover is in acceptable condition.
- * The interior panel cover is in acceptable condition.

Wiring Observations

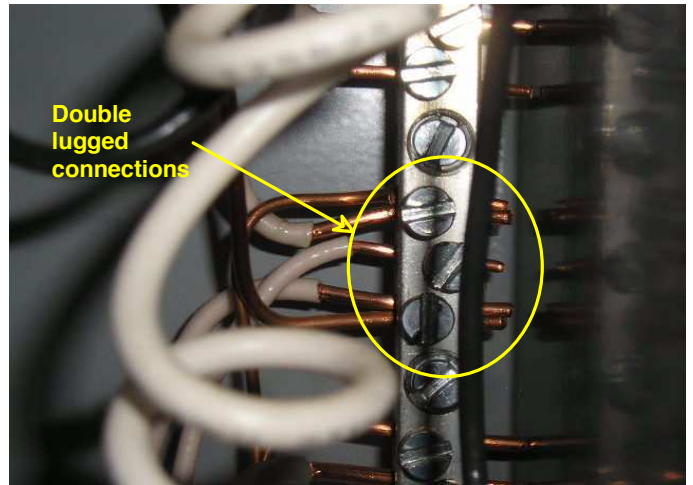
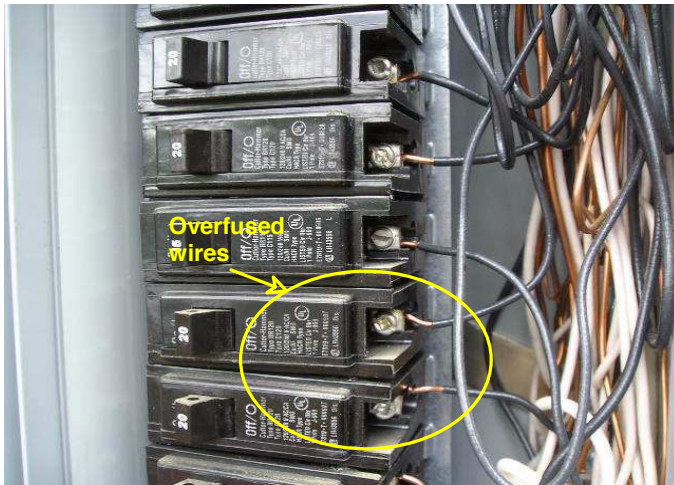
Informational Items

- * The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Items

- Double lugged connection with two wires under the securing post of a breaker needs correction as the post is not designed for this installation and may present a hazard and or failure.



Components and Conditions Needing Service

- A twenty-amp breaker is serving undersized, or number fourteen wires, which is a fire-hazard that should be corrected by an electrician.

Grounding

Informational Items

- * The panel is grounded to foundation steel, known also as a UFR ground.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Items

- * Central heat and air-conditioning are provided by a single split-system, consisting of a 7 year-old furnace with an evaporator coil that is located in the attic, and a 7 year-old condensing coil that is located in the side yard.

Common Observations

Informational Items

- * The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Furnace

Informational Items

- * The furnace is functional.

Vent Pipe

Informational Items

- * The vent pipe has no visible deficiencies.

Circulating Fan

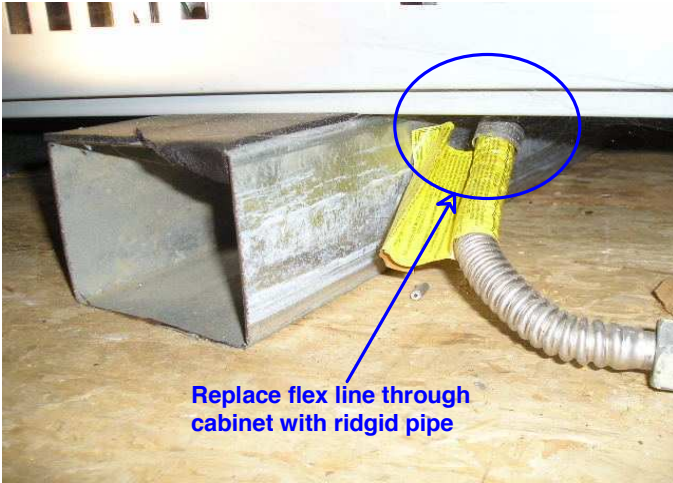
Informational Items

- * The circulating fan is clean and functional.

Gas Valve & Connector

Components and Conditions Needing Service

- ☐ The gas feed line that passes through the furnace sidewall is flexible. Today, it is required to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. Therefore, you may wish to have it retrofitted to meet the latest standard.



Return-Air Compartment

Informational Items

- * The return-air compartment is in acceptable condition.

Evaporator Coil

Informational Items

- * The evaporator coil is functional.

Condensate Drainpipe

Informational Items

- * The condensate drainpipe discharges correctly outside the residence.

Drip Pan

Informational Items

- * The drip pan is functional.

Condensing Coil

Informational Items

- * The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Items

- * The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Items

- * The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Items

- * The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more.

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Thermostats

Informational Items

- * The thermostat is functional.

Registers

Informational Items

- * The registers are reasonably clean and functional.

Flexible Ducting

Informational Items

- * The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

Common Observations

Informational Items

- * The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Items

- * The chimney has a functional weather cap/spark arrestor.

Chimney Flashings

Informational Items

- * The chimney flashings are in acceptable condition.

Chimney Flue

Components and Conditions Needing Service

- Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a CSIA certified chimney sweep specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

Fireplace

Informational Items

- * The wood stove appears functional and is in acceptable condition.

Hearth

Informational Items

- * The hearth is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Doors

Components and Conditions Needing Service

- The door rubs, and needs to be serviced to work smoothly.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Lights

Informational Items

- * The lights are functional.

Living Room

No Recommended Service

Informational Items

- * We have evaluated the living room, and found it to be in acceptable condition.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The windows are functional.

Lights

Informational Items

- * The lights are functional.

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Outlets

Informational Items

- * The outlets that were tested are functional.

Dining Room

No Recommended Service

Informational Items

- * We have evaluated the dining room, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The window is functional.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets that were tested are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Items

- * The master bedroom is located at the end of the hallway to the right.

No Recommended Service

Informational Items

- * We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

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- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The windows that were unobstructed were checked, and found to be functional.

Closets

Informational Items

- * The closet and its components are functional.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Items

- * The smoke detector is functional, but should be checked periodically.

1st Guest Bedroom

Location

Informational Items

- * The first guest bedroom is located at the end of the hallway to the left.

No Recommended Service

Informational Items

- * We have evaluated the bedroom, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Dual-Glazed Windows

Informational Items

- * The windows that were unobstructed were checked, and found to be functional.

Closets

Informational Items

- * The closet and its components are functional.

Lights

Informational Items

- * The lights in the bedroom are functional.

Outlets

Informational Items

- * The outlets that were unobstructed and able to be tested are functional.

Smoke Detector

Informational Items

- * The smoke detector is functional, but should be checked periodically.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Size and Location

Informational Items

- * The master bathroom is a full, and is located adjacent to the master bedroom.

No Recommended Service

Informational Items

- * We have evaluated the master bathroom, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The window is functional.

Cabinets

Informational Items

- * The cabinets are in acceptable condition.

Sink Countertop

Informational Items

- * The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Items

- * The sink and its components are functional.

Tub-Shower

Informational Items

- * The tub/shower is functional.

Toilet & Bidet

Informational Items

- * The toilet is functional.

Exhaust Fan

Informational Items

- * The exhaust fan is functional.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets are functional and include ground-fault protection.

Main Hallway Bathroom

Size and Location

Informational Items

- * The main hallway bathroom is a full, and located off the main hallway.

No Recommended Service

Informational Items

- * We have evaluated the main hallway bathroom, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Cabinets

Informational Items

- * The cabinets are in acceptable condition.

Sink Countertop

Informational Items

- * The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Informational Items

- * The sink and its components are functional.

Tub-Shower

Informational Items

- * The tub/shower is functional.

Toilet & Bidet

Informational Items

- * The toilet is functional.

Exhaust Fan

Informational Items

- * The exhaust fan is functional.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

No Recommended Service

Informational Items

- * We have evaluated the kitchen, and found it to be in acceptable condition.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The window is functional.

Sink & Countertop

Informational Items

- * The sink and countertop are functional.

Cabinets

Informational Items

- * The cabinets are functional, and do not have any significant damage.

Valves & Connectors

Informational Items

- * The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Informational Items

- * The sink faucet is functional.

Trap and Drain

Informational Items

- * The trap and drain are functional.

Garbage Disposal

Informational Items

- * The garbage disposal is functional.

Gas Range

Informational Items

- * The gas range is functional, but was neither calibrated nor tested for its performance.

Exhaust Fan or Downdraft

Informational Items

- * The exhaust fan or downdraft is functional.

Built-in Microwave

Informational Items

- * We do not evaluate microwaves, because the power of their magnetron tubes diminishes over time, and the specific measurement of the microwaves, and their containment within the unit, requires specialized instruments.

Lights

Informational Items

- * The lights are functional.

Components and Conditions Needing Service

- There is a missing light cover that should be replaced.

Outlets

Informational Items

- * The outlets that were tested are functional and include ground-fault protection.

Available Refrigerator Space

Informational Items

- * 33w X 67h X 34d

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Informational Items

- * We have evaluated the hallway, and found it to be in acceptable condition.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Items

- * The closet, or closets, is in acceptable condition.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets that were tested are functional.

Smoke Detector

Informational Items

- * The smoke detector is functional, but should be checked periodically.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

No Recommended Service

Informational Items

- * We have evaluated the laundry room, and found it to be in acceptable condition.

Doors

Informational Items

- * The door is functional.

Flooring

Informational Items

- * The floor has no significant defects.

Walls & Ceiling

Informational Items

- * The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Items

- * The window is functional.

Cabinets

Informational Items

- * The cabinets are functional.

Valves & Connectors

Informational Items

- * The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Gas Valve & Connector

Informational Items

- * The gas valve and connector are functional.
- * Both gas and 220v hook-ups are provided.

Lights

Informational Items

- * The lights are functional.

Outlets

Informational Items

- * The outlets that were tested are functional.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Items

- * The attic can be accessed through a hatch in the hallway ceiling.

Method of Evaluation

Informational Items

- * We evaluated the attic by direct access.

Framing

Informational Items

- * The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Ventilation

Informational Items

- * Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

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Electrical

Informational Items

- * The electrical components that are fully visible appear to be in acceptable condition.

Plumbing Vents

Informational Items

- * The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Items

- * The visible portions of the exhaust ducts are functional.

Blown-in insulation

Informational Items

- * The attic is adequately insulated with 8-10" of blown-in insulation

AFFILIATIONS AND CERTIFICATIONS



General Contractor License # 882729
Residential Home Inspection Certification # 1648
Mobile & Manufactured Inspection Certification # M3070
Certified Radon & Radon Decay Measurement
Certified Cal-Certs HVAC Duct Energy Rater
Certified Refrigerant Technician Class 1

Inspector / Contractor

Jason Jackson
Sierra Home Inspection

REPORT CONCLUSION

1234 New St, Placerville, CA 95667

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Thank You,

Jason Jackson
Sierra Home Inspection

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of Sierra Home Inspection.