



## INSPECTION REPORT



### 962 MODESTO S. LAKE TAHOE, CA

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "**What Your Inspection Includes**" provides additional details: **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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**WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless this Inspection firm from third party claims relating to this Inspection Report.**

### CLIENT & INSPECTION INFORMATION

CLIENT'S NAME: ROMAN KREMINSKI  
DATE OF INSPECTION: JULY 3, 2008  
TIME OF INSPECTION: 10 AM  
INSPECTION #: 0081883

### REPORT TERMINOLOGY DEFINITIONS

**DURABLE:** On the day of the Inspection, the component was operating within its designed lifespan.  
**SERVICEABLE:** On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.  
**GOOD:** DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.  
**FAIR:** DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was



# Tahoe Certified Home Inspections, Inc.

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**POOR:** reaching the end or exceeding its designed lifespan. The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.

**ACCEPTABLE:** This means that on the day of the Inspection, the component was still performing as designed.

**(x3):** Number of times the condition was noted.

**LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

**PLEASE NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs.

## GENERAL INFORMATION

**AREA:** AI Tahoe.  
**PROPERTY OCCUPIED?** Yes.  
**CLIENT PRESENT:** Yes.

## CLIMATIC CONDITIONS

**TEMPERATURE:** 65 degrees and warming.  
**CONDITIONS:** Sunny.  
**SOIL CONDITIONS:** Dry.

## BUILDING CHARACTERISTICS

**MAIN ENTRY FACES:** Northwest.  
**ESTIMATED AGE OF PROPERTY:** 2004  
**BUILDING TYPE:** Single family residence.  
**APPROX. SQUARE FOOTAGE:** 2817 per listing.  
**STORIES:** 2.  
**SPACE BELOW GRADE:** Crawl space.

## BUILDING PERMITS

It is unknown and beyond the scope of this evaluation to determine if building permits were issued for any construction or remodeling projects. This information is generally available at the local building department.

## UTILITIES

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** The utilities are turned on.



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## GROUNDS & EXTERIOR

### TOPOGRAPHY

LOT TYPE:	Flat lot.
LOT DRAINAGE:	Good.
FOUNDATION DRAINAGE:	Good.
ROOF DRAINAGE:	Good. Gutters, downspouts and drainage rock are installed.
FOUNDATION:	Good.
HOSE BIBS:	Good. DO NOT LEAVE HOSES CONNECTED TO THE FAUCETS DURING THE WINTER MONTHS, AS THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE TO THE PLUMBING SYSTEM AND STRUCTURE.
WATER PRESSURE:	Water flow was adequate at the time of the inspection.

### DRIVEWAY/WALKWAYS

DRIVEWAY:	Asphalt condition is Good.
DRIVEWAY DRAINAGE:	Good.

### LANDSCAPING

TREES:	Good condition.
SHRUBBERY:	Good condition.
FRONT LAWN:	Good condition.
BACK LAWN:	Good condition.
SPRINKLERS:	Automatic sprinklers were identified. Did Not Test = The evaluation of sprinkler systems is beyond the scope of this inspection.

### FENCING

FENCING:	Wood. General condition is Good.
GATE(S):	The latch is broken on the left side gate. Repair is recommended.

### EXTERIOR CLADDING

SIDING CONDITION:	Wood siding. General condition is Good.
STONE:	General condition is Good.

### EXTERIOR TRIMS

PAINT/STAIN CONDITION:	Good condition.
MOLDINGS & TRIM CONDITION:	Good condition.
TRIM PAINT CONDITION:	Good condition.
EAVES/OVERHANGS CONDITION:	Good condition.
WINDOWS CONDITION:	Good condition.
CAULKING CONDITION:	General condition is Good.
WEATHERSTRIPPING CONDITION:	General condition is Good.



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## FRONT PORCH/DECK

**TYPE:** Trex or similar wood composite decking.  
**STAIRS:** Good condition.  
**RISER/TREAD RATIO:** Good.  
**RAILINGS:** The handrail is securely mounted.  
**BALUSTRADE**  
**SPACING:** Good.  
**LIGHTING:** Good.  
**GFI OUTLETS:** A GFI outlet is installed and working as designed on the side of the house.

## DECKING

**TYPE:** Trex or similar wood composite decking.  
**STAIRS:** Good condition.  
**RISER/TREAD RATIO:** Good.  
**HANDRAIL:** The handrail is securely mounted.  
**BALUSTRADE**  
**SPACING:** The spacing of the balusters exceeds the recommended modern 4" guidelines. This is a potential hazard for small children. Modifying the spacing of the balusters for safety is recommended.  
**LIGHTING:** Good.  
**GFI OUTLETS:** A GFI outlet is installed and working as designed.  
**SCREEN/STORM DOOR:** Good condition.

# ROOFING

## GENERAL ROOFING CONDITION

**INSPECTION METHOD:** The roof was inspected from the ground.  
**ROOF PITCH (slope):** Moderate pitch.  
**ROOFING LAYERS:** One.  
**ESTIMATED AGE:** 4 years.  
**DESIGNED LIFESPAN:** The statistical life average of this roofing product is 40+ years in this climate.  
**ROOFING MATERIAL:** Composition shingles.  
**ROOF COVERING**  
**STATUS:** Good. Periodic roof inspections are recommended to help ensure the water tight integrity of the roof covering.

## FLASHINGS & OTHER ITEMS

**ROOF PENETRATIONS:** Plumbing and gas appliance vents.  
**ATTIC VENTS:** Gable and eave vents.  
**ROOF METAL:** Good condition.  
**RAIN GUTTERS:** General condition is Good. The gutters and downspouts were not tested for leaks.  
**HEAT TAPES:** The heat tape(s)/de-icing cables were not inspected or tested.



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## GARAGE

### GARAGE

GENERAL CONDITION: Good.  
 TYPE: Two car.  
 LOCATION: Attached.  
 FLOOR CONDITION: Concrete condition is Good, with a few typical settling cracks.  
 FIRE SEPARATION: Good.  
 WINDOWS: Dual pane window(s) condition is Good.  
 MISCELLANEOUS: The sink, faucet and drain are functioning.  
 STAIRS: Good condition.  
 WATER HEATER  
 STAND: Good condition.

### GARAGE DOOR(S)

HOUSE DOOR: A solid core door is installed with a self-closing device.  
 BACK/SIDE DOOR: Good condition.  
 MAIN GARAGE  
 DOOR(S): Good condition.  
 AUTO-DOOR  
 OPENER(S): The automatic door opener is operational. Testing of the remote opener switches is beyond the scope of this evaluation.  
 AUTO-REVERSE: The automatic reverse feature adjustment is set too stiff. The adjustment knobs are located on the side of the door opener. The electric eye safety beam system is functioning.

### GARAGE ELECTRICAL

OUTLETS: Functioning as designed.  
 GFI OUTLETS: GFI outlets are installed and working as designed.

## KITCHEN

### KITCHEN

LOCATION: Upstairs.  
 WALL FINISH: Paint condition is Good.  
 FLOORING: Slate condition is Good.  
 WINDOW(S): A double pane garden window is noted. General condition is Good.  
 DOOR(S): Good condition.  
 LIGHTING: Good.  
 OUTLETS: Functioning as designed.  
 GFI OUTLETS: GFI outlets are installed and working as designed.  
 HEATING DEVICE: Heat register.  
 CABINETS: Good condition.  
 COUNTERTOPS: Granite tile condition is Good.  
 SINK(S): Good condition.  
 DRAIN CONDITION: Good condition.  
 FAUCET(S): Good.  
 PLUMBING LEAKS: None were visible at this time.



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## KITCHEN APPLIANCES

- DISHWASHER:** Functioning. The dishwasher was cycled on the normal cycle to check its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.
- GARBAGE DISPOSAL(S):** Functioning.
- COOKTOP(RANGE):** Gas: Functioning. The burners were tested for operation. Flame quality, self-cleaning mode and timer settings were not tested.
- EXHAUST FAN:** Functioning.
- REFRIGERATOR:** Functioning. The full evaluation of the refrigerator/freezer is beyond the scope of this inspection.
- BUILT-IN MICROWAVE:** Functioning. The full evaluation of built-in microwaves is beyond the scope of this inspection.

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a home warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a home warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time in the home before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

## LAUNDRY

- LOCATION:** Upstairs Hall Bathroom.
- WASHER HOOK-UPS:** Not accessible.
- WASHER DRAIN:** Functioning.
- DRYER HOOK-UPS:** Not accessible.
- DRYER VENTING:** The dryer is vented to the exterior.
- WASHING MACHINE:** Functioning. The full evaluation of washing machines is beyond the scope of this evaluation.
- CLOTHES DRYER:** Functioning. The full evaluation of clothes dryers is beyond the scope of this evaluation.
- WALL FINISH:** Paint condition is Good.
- FLOORING:** Slate condition is Good.
- DOOR(S):** Good condition.
- LIGHTING:** Good.
- OUTLETS:** Not accessible.
- CABINETS:** Good condition.

## KITCHEN #2

- LOCATION:** Downstairs.
- WALL FINISH:** Paint and tile condition is Good.
- FLOORING:** Slate condition is Good.
- WINDOWS:** Dual pane window(s) condition is Good.
- DOOR(S):** Good.
- DEADBOLT:** A deadbolt is installed.
- LIGHTING:** Good.
- OUTLETS:** Functioning as designed.
- GFI OUTLETS:** GFI outlets are installed and functioning as designed.
- HEATING DEVICE:** Heat register.
- CABINETS:** Good.
- COUNTERTOPS:** Granite tile condition is Good.
- SINK:** Good condition.
- DRAIN CONDITION:** Good condition.
- FAUCET:** Good condition.



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**PLUMBING LEAKS:** None were visible at this time.

## KITCHEN APPLIANCES

**DISHWASHER:** The dishwasher was cycled on the normal cycle to check its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.

**GARBAGE DISPOSAL:** Functioning.

**STOVE (Range):** Gas: Functioning. The burners were tested for operation. Flame quality and timer settings were not evaluated.

**EXHAUST FAN:** Functioning.

**REFRIGERATOR:** Functioning. The full evaluation of the refrigerator/freezer is beyond the scope of this inspection.

**BUILT-IN MICROWAVE:** Functioning. The full evaluation of built-in microwaves is beyond the scope of this inspection.

## LAUNDRY #2

**LOCATION:** Kitchen closet.

**WASHER HOOKUPS:** Good condition.

**WASHER DRAIN:** Functioning.

**DRYER HOOK-UPS:** 220 volt.

**DRYER VENTING:** The dryer vent is vented to the exterior.

**WASHING MACHINE:** Functioning. The full evaluation of washing machines is beyond the scope of this evaluation.

**DRYER:** Functioning. The full evaluation of clothes dryers is beyond the scope of this evaluation.

**WALL FINISH:** Paint condition is Good.

**FLOORING:** Slate condition is Good.

**DOOR(S):** Good condition.

**LIGHTING:** Good.

**OUTLETS:** Functioning as designed.

**CABINETS:** Good condition.

# INTERIOR ROOMS

**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

## LIVING ROOM

**LOCATION:** Upstairs.

**SMOKE DETECTOR(S):** A working smoke detector is installed.

**WALL FINISH:** Paint condition is Good.

**FLOORING:** Wood condition is Good.

**WINDOW(S):** Dual pane windows and skylight condition is Good.

**DOOR(S):** Dual pane sliding glass door condition is Good.

**LIGHTING:** The lights and ceiling fan are functioning.



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**OUTLETS:**

Functioning as designed. A broken cover plate is noted on the left side wall. Replacing the cover plate is recommended.



**HEATING DEVICE:**

Heat register and gas fireplace.

## ENTRY AREA

**WALL FINISH:**

Paint condition is Good.

**FLOORING:**

Slate condition is Good.

**WINDOW(S):**

Dual pane window(s) condition is Good.

**DOOR(S):**

Good condition.

**LIGHTING:**

Good.

**OUTLETS:**

Functioning as designed.

**HEATING DEVICE:**

Heat register.

## DINING AREA

**WALL FINISH:**

Paint condition is Good.

**FLOORING:**

Wood condition is Good.

**WINDOW(S):**

Dual pane windows and skylights. Fogging is noted in one skylight and may indicate a damaged thermo-seal. Further evaluation/repair is recommended.

**DOOR(S):**

Good condition.

**LIGHTING:**

Good.

**OUTLETS:**

Functioning as designed.

**CLOSET STORAGE:**

Good.

**HEATING DEVICE:**

Heat register.

## LIVING ROOM

**LOCATION:**

Downstairs.

**SMOKE DETECTOR(S):**

A smoke detector is not installed, but the upgrade is recommended.

**WALL FINISH:**

Paint condition is Good.

**FLOORING:**

Wood condition is Good.

**WINDOW(S):**

Dual pane window(s) condition is Good.

**DOOR(S):**

Good condition.

**LIGHTING:**

The lights and ceiling fan are functioning.

**OUTLETS:**

Functioning as designed.

**HEATING DEVICE:**

Heat register and gas fireplace.

## OFFICE/DEN

**LOCATION:**

Upstairs.

**SMOKE DETECTOR(S):**

A working smoke detector is installed.

**WALL FINISH:**

Paint condition is Good.

**FLOORING:**

Carpet condition is Good.

**WINDOW(S):**

Dual pane window(s) condition is Good.

**DOOR(S):**

Good condition.

**LIGHTING:**

Good.

**OUTLETS:**

Functioning as designed.

**HEATING DEVICE:**

Heat register.



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## BATHROOMS

### #1 BATHROOM

<b>LOCATION:</b>	Upstairs Master.
<b>WALL FINISH:</b>	Paint and tile condition is Good.
<b>FLOORING:</b>	Slate condition is Good.
<b>WINDOW(S):</b>	Dual pane window(s) condition is Good.
<b>DOOR(S):</b>	Good condition.
<b>LIGHTING:</b>	Good.
<b>OUTLETS:</b>	Functioning as designed.
<b>GFI OUTLETS:</b>	A GFI outlet is installed and working as designed.
<b>HEATING DEVICE:</b>	Heat register and functioning electric wall heater.
<b>BATH VENTILATION:</b>	The exhaust fan is functioning.
<b>VANITY(S):</b>	Good condition.
<b>COUNTERTOP(S):</b>	Granite tile condition is Good.
<b>SINK(S):</b>	Good condition.
<b>DRAIN CONDITION:</b>	Functioning.
<b>FAUCET(S):</b>	Good condition.
<b>TOILET:</b>	Good condition.
<b>PLUMBING LEAKS:</b>	None apparent at this time.
<b>BATH FIXTURE:</b>	Shower.
<b>TUB/SHOWER PAN:</b>	Slate. Good condition. Note:The waterproof integrity of tiled shower pans is beyond the scope of this inspection.
<b>TUB/SHOWER SURROUND:</b>	Tile. Good Condition. The waterproof integrity of the surround grouting is beyond the scope of this evaluation. Regular resealing and maintenance of the grout is required to keep water from penetrating into the walls.
<b>SHOWER ENCLOSURE:</b>	Door. General condition is Good.
<b>TUB/SHOWER PLUMBING:</b>	Good condition.

### #2 BATHROOM

<b>LOCATION:</b>	Upstairs Hallway.
<b>WALL FINISH:</b>	Paint condition is Good.
<b>FLOORING:</b>	Slate condition is Good.
<b>DOOR(S):</b>	Good condition.
<b>LIGHTING:</b>	Good.
<b>OUTLETS:</b>	Functioning as designed.
<b>GFI OUTLETS:</b>	A GFI outlet is installed and working as designed.
<b>HEATING DEVICE:</b>	Heat register.
<b>BATH VENTILATION:</b>	The exhaust fan is functioning.
<b>VANITY(S):</b>	Good condition.
<b>COUNTERTOP(S):</b>	Granite tile condition is Good.
<b>SINK(S):</b>	Good condition.
<b>DRAIN CONDITION:</b>	Functioning.
<b>FAUCET(S):</b>	Good condition.
<b>TOILET:</b>	Good condition.
<b>PLUMBING LEAKS:</b>	None apparent at this time.
<b>BATH FIXTURE:</b>	A combination tub and shower is installed.
<b>TUB/SHOWER PAN:</b>	Cast iron condition is Good.
<b>TUB/SHOWER SURROUND:</b>	Slate. Good Condition. The waterproof integrity of the surround grouting is beyond the scope of this evaluation. Regular resealing and maintenance of the grout is required to keep water from penetrating into the walls.



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**TUB/SHOWER  
PLUMBING:**

Good condition.

## #3 BATHROOM

**LOCATION:  
WALL FINISH:  
FLOORING:  
WINDOW(S):**

Downstairs Hallway.  
Paint condition is Good.  
Tile condition is Good.  
Dual pane window(s) condition is Good. The window is located in the shower surround wall and is subject to moisture damage. Covering and protecting the window with a waterproof curtain is recommended.

**DOOR(S):  
LIGHTING:  
OUTLETS:  
GFI OUTLETS:  
HEATING DEVICE:  
BATH VENTILATION:  
VANITY(S):  
COUNTERTOP(S):  
SINK(S):  
DRAIN CONDITION:  
FAUCET(S):  
TOILET:  
PLUMBING LEAKS:  
BATH FIXTURE:  
TUB/SHOWER PAN:  
TUB/SHOWER  
SURROUND:**

Good condition.  
Good.  
Functioning as designed.  
A GFI outlet is installed and working as designed.  
Heat register.  
The exhaust fan is functioning.  
Good condition.  
Good condition.  
Good condition.  
Functioning.  
Good condition.  
Good condition.  
None apparent at this time.  
A combination tub and shower is installed.  
Cast iron condition is Good.  
Tile. Good Condition. The waterproof integrity of the surround grouting is beyond the scope of this evaluation. Regular resealing and maintenance of the grout is required to keep water from penetrating into the walls.

**SHOWER ENCLOSURE:  
TUB/SHOWER  
PLUMBING:**

Door. General condition is Good.  
Good condition.

# BEDROOMS

**SCOPE:** Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke detectors. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

## #1 BEDROOM

**LOCATION:  
SMOKE DETECTOR(S):  
WALL FINISH:  
FLOORING:  
WINDOW(S):  
DOOR(S):  
DOOR HARDWARE:  
LIGHTING:  
OUTLETS:**

Upstairs Master.  
A working smoke detector is installed.  
Paint condition is Good.  
Carpet condition is Good.  
Dual pane window(s) condition is Good.  
The door rubs against the jamb.  
The door does not latch when closed. Realign the strike plate or door.  
Good.  
Functioning as designed.



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## ELECTRICAL:

Exposed wiring is noted in the closet. Adding a cover plate is recommended.



CLOSET STORAGE:  
HEATING DEVICE:

Good.  
Heat register.

## #2 BEDROOM

LOCATION:  
SMOKE DETECTOR(S):  
WALL FINISH:  
FLOORING:  
WINDOW(S):  
DOOR(S):  
DOOR HARDWARE:  
LIGHTING:  
OUTLETS:  
CLOSET STORAGE:  
HEATING DEVICE:

Upstairs - Located off the dining area.  
A working smoke detector is installed.  
Paint condition is Good.  
Carpet condition is Good.  
Dual pane window(s) condition is Good.  
Good condition.  
The door handle is loose.  
Good.  
Functioning as designed.  
Good.  
Heat register.

## #3 BEDROOM

LOCATION:  
SMOKE DETECTOR(S):  
WALL FINISH:  
FLOORING:  
WINDOW(S):  
DOOR(S):  
LIGHTING:  
OUTLETS:  
CLOSET STORAGE:  
HEATING DEVICE:

Downstairs - Left side.  
A working smoke detector is installed.  
Paint condition is Good.  
Carpet condition is Good.  
Dual pane window(s) condition is Good.  
Good condition.  
Good.  
Functioning as designed.  
Good.  
Heat register.

## #4 BEDROOM

LOCATION:  
SMOKE DETECTOR(S):  
WALL FINISH:  
FLOORING:  
WINDOW(S):  
DOOR(S):  
LIGHTING:  
OUTLETS:  
CLOSET STORAGE:  
HEATING DEVICE:

Downstairs.  
A working smoke detector is installed.  
Paint condition is Good.  
Carpet condition is Good.  
Dual pane window(s) condition is Good.  
Good condition.  
Good.  
Functioning as designed.  
Good.  
Heat register.



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## INTERIOR - (GENERAL)

### CEILING / WALLS / FLOORS

**CEILINGS:** Sheetrock condition is Good.  
**WALLS:** Sheetrock condition is Good.  
**WALL CAVITIES:** The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**  
**WALL INSULATION:** Yes.  
**MOISTURE ENTRY:** There was no apparent evidence of moisture entry at this time.  
**FLOORS:** General condition is Good.

### WINDOWS

**MATERIAL:** Vinyl.  
**PANES:** Dual pane.  
**STYLE:** Sliding, single hung, casement and fixed pane.  
**CONDITION:** Good.  
**BAD THERMO-SEALS:** None were identified. The identification of bad thermo-seals is beyond the scope of this visual evaluation. The identification of bad thermo-seals is very difficult because there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.  
**FUNCTION:** Good.  
**SCREENS:** Good condition.  
**WINDOW COVERINGS:** The evaluation of mini-blinds and curtains is beyond the scope of this evaluation.

### STAIRWAYS

**TYPE:** Wood and slate. General condition is Good.  
**RISER/TREAD RATIO:** Good.  
**RAILINGS STURDY:** Yes.  
**BALUSTRADE SPACING:** Good.

### ADDITIONAL ITEMS

**SMOKE DETECTORS:** Installed. The batteries should be replaced semi-annually.  
**CARBON MONOXIDE DETECTOR:** No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

### HAZARDOUS MATERIALS TESTING & IDENTIFICATION

**PLEASE NOTE:** **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert.



# Tahoe Certified Home Inspections, Inc.

A.I.I. Certification#1193 Nevada Licensed #0000059-RE

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## ATTIC & FOUNDATION

### ATTIC

**METHOD OF INSPECTION:** The attic was inspected from the access opening.  
**ATTIC ACCESS:** Office.  
**STRUCTURE:** Visual condition is Good.  
**ROOF SHEATHING:** Plywood sheathing.  
**VAULTED CEILING:** Partial. I was unable to evaluate the areas above the vaulted ceilings.  
**FRAMING:** Good.  
**TRUSS SYSTEM:** Yes.  
**CEILING JOIST SAGGING:** No.

### ATTIC COMPONENTS

**LEAK EVIDENCE:** There is not any visible evidence of current leakage into the attic area.  
**ATTIC INSULATION:** Type: Fiberglass Batts. Total Thickness:12".  
**ATTIC VENTILATION:** Adequate.

### FOUNDATION/STEM WALL

**STEM WALL:** Concrete block. General condition is Good  
**ANCHOR BOLTS:** Installed.

### CRAWL SPACE

**METHOD OF INSPECTION:** I inspected the accessible areas.  
**ACCESS:** Garage.  
**STRUCTURE:** Visual condition is Good.  
**MATERIAL DETERIORATION:** No deterioration was identified by visual examination.  
**SUBFLOOR:** Plywood.  
**UNDER FLOOR INSULATION:** Yes. The floor insulation covers the framing and prevented the complete inspection of the subfloor and framing.  
**SOIL CONDITION:** Dry. A plastic moisture barrier is installed on top of the soil.  
**MOISTURE:** No evidence of current moisture entry was noted.  
**REMARKS:** Construction debris/trash is noted. Removal is recommended.



### CRAWL SPACE FRAMING

**VISIBLE FRAMING:** Good condition.  
**PIERS/POSTS:** Good condition.  
**RIM JOISTS:** Good condition.  
**MUD SILL PLATE:** Good condition.



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MAIN BEAMS: Good condition.  
 JOISTS: Good condition.  
 SUB-FLOOR: Good condition.

## PLUMBING SYSTEM

### PLUMBING SYSTEM

GENERAL CONDITION: Good.  
 FUEL TYPE: Natural gas.  
 WATER SUPPLY: Public water.  
 SHUT-OFF LOCATION: The main water shut-off locations are in the crawl space and under the entry porch. The valves were not tested or operated.  
 WATER MAIN TYPE: 3/4" copper.  
 PRESSURE REGULATOR: A pressure regulator is installed on the main line. Testing of this device is beyond the scope of this evaluation.  
 WATER PRESSURE: Water flow was adequate at the time of the inspection.  
 WATER PIPE TYPE: Supply lines which are not visible are not part of these conclusions. The following type of water supply piping was identified: Copper. The water pipes located in the crawl space are insulated.  
 WATER VOLUME: There is a slight decrease in water volume when more than one fixture is in use. This is a normal condition.  
 SUPPLY PIPE LEAKS: I found no current evidence of leaking on this system.  
 WASTE PIPE TYPE: Plastic. Note: Waste lines which are not visible are not part of these conclusions.  
 DRAIN FLOW: Good.  
 CLEAN-OUT PLUG ACCESS: Crawl space and exterior.  
 WASTE TREATMENT: Sewer.  
 WASTE PIPE LEAKS: Current leaking was not identified.  
 REMARKS: NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.

### WATER HEATER # 1

VISUAL CONDITION: Good.  
 BRAND: State.  
 APPROXIMATE AGE: 2004  
 LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.  
 TYPE: Natural gas.  
 SIZE: 74 gallons.  
 LOCATION: Garage.  
 EARTHQUAKE STRAPPING: Yes.  
 SAFETY RELEASE VALVE(S): Yes = Did Not Test.  
 COMBUSTIBLE CLEARANCE: Good.  
 GAS SHUT-OFF: An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.  
 VENTING: The combustion and exhaust venting appear to be Good.  
 PLUMBING LEAKS: None.



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INSULATING BLANKET: Internal.  
RAISED PLATFORM: Yes.

## WATER HEATER # 2

VISUAL CONDITION: Good.  
 BRAND: State.  
 APPROXIMATE AGE: 2004.  
 LIFESPAN: According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.  
 TYPE: Natural gas.  
 SIZE: 40 Gallons.  
 LOCATION: Garage.  
 EARTHQUAKE STRAPPING: Yes.  
 SAFETY RELEASE VALVE(S): Yes = Did Not Test = The unit is installed as designed.  
 COMBUSTIBLE CLEARANCE: Good.  
 GAS SHUT-OFF: An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING: The combustion and exhaust venting appear to be Good.  
 PLUMBING LEAKS: None.  
 INSULATING BLANKET: Internal.  
 RAISED PLATFORM: Yes.

# HEATING SYSTEMS

## HEATING SYSTEM #1

HEATING AREA: Upstairs.  
 VISUAL CONDITION: Good.  
 CYCLING: The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

BRAND: Ruud.  
 TYPE: Forced air.  
 ENERGY: Gas and electric.  
 APPROXIMATE AGE: 2004.  
 ESTIMATED LIFESPAN: 20-25 years.  
 BLOWER MOTOR: Functioning.  
 FILTER TYPE: This system utilizes a standard efficiency air filter. The filter is dirty. Regular maintenance recommends monthly replacement when in use.

ELECTRIC AIR CLEANER: Yes. The unit was not inspected or tested.  
 THERMOSTAT: Set-back programmable model. Recommend heating the interior to a minimum of 55 degrees during the winter months = Oct-May. This will help prevent the water pipes from freeze damage.  
 DUCTS: The heat ducts are insulated.  
 COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.  
 GAS SHUT-OFF: An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING: The combustion and exhaust venting appear to be Good.



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## COMBUSTION CHAMBER:

High efficiency heaters have sealed combustion chambers preventing visual inspection.

## RECOMMENDATION:

The unit does not show evidence of recent maintenance. Part of the normal maintenance of gas furnaces is that they should be serviced at least annually to ensure the integrity of the unit. It is recommended that you have this unit serviced and further evaluated by a Licensed Heating Contractor.

## HEATING SYSTEM #2

### HEATING AREA: VISUAL CONDITION: CYCLING:

Downstairs.

Good.

The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

### BRAND: TYPE: ENERGY: APPROXIMATE AGE: ESTIMATED LIFESPAN: BLOWER MOTOR: FILTER TYPE:

Ruud.

Forced air.

Gas and electric.

2004.

20-25 years.

Functioning.

This system utilizes a standard efficiency air filter. The filter is dirty. Regular maintenance recommends monthly replacement when in use.

### THERMOSTAT:

Set-back programmable model Recommend heating the interior to a minimum of 55 degrees during the winter months = Oct-May. This will help prevent the pipes from freezing.

### HEAT DUCTS: COMBUSTIBLE CLEARANCE: GAS SHUT-OFF:

The ducts are insulated.

Clearance to combustibles is Good.

An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

### VENTING: COMBUSTION CHAMBER:

The combustion and exhaust venting appear to be Good.

High efficiency heaters have sealed combustion chambers preventing visual inspection.

## RECOMMENDATION:

The unit shows no evidence of recent maintenance. Part of the normal maintenance of gas appliances is that they should be serviced at least annually to ensure the integrity of the unit. It is recommended that you have this unit serviced by a Licensed Heating Contractor.

## FIREPLACE #1

### LOCATION: TYPE OF UNIT: GAS SHUT-OFF: FLEXIBLE CONNECTOR: FIREBOX: SCREEN/DOOR(S): CIRCULATION FAN: HEARTH: VENTING:

Living Room.

A gas fireplace is installed.

An easy to operate hand shut-off valve is installed on the gas line.

A stainless steel flexible gas line is installed.

Good condition.

Good condition.

Functioning.

Good condition.

The exhaust venting is concealed within the walls/ceiling and was not accessible for inspection.



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## FIREPLACE #2

<b>LOCATION:</b>	Family Room.
<b>TYPE OF UNIT:</b>	A gas fireplace is installed.
<b>GAS SHUT-OFF:</b>	An easy to operate hand shut-off valve is installed on the gas line.
<b>FLEXIBLE CONNECTOR:</b>	A stainless steel flexible gas line is installed.
<b>FIREBOX:</b>	Good condition.
<b>SCREEN/DOOR(S):</b>	Good condition.
<b>CIRCULATION FAN:</b>	Functioning.
<b>HEARTH:</b>	Good condition.
<b>VENTING:</b>	The exhaust venting is concealed within the walls/ceiling and was not accessible for inspection.

# ELECTRICAL SYSTEM

## ELECTRICAL SYSTEM

<b>ELECTRICAL SERVICE:</b>	Overhead. Clearance is Good.
<b>SYSTEM TYPE:</b>	Circuit breakers.
<b>MAIN PANEL LOCATION:</b>	Left side of the structure.
<b>MAIN DISCONNECT SIZE:</b>	200 amps.
<b>SERVICE ENTRY CONDUIT:</b>	Good condition.
<b>UTILITY DISTRICT:</b>	Sierra pacific power co.
<b>SUB-PANEL LOCATION(S):</b>	Office and family room. The family room sub-panel cover was not removed to inspect the wiring due to potential damage to the wall surface.
<b>110/120V BREAKERS:</b>	Functioning.
<b>220/240V BREAKERS:</b>	Functioning.
<b>PANEL LABELING:</b>	Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.
<b>SYSTEM TYPE &amp; VOLTAGE:</b>	3 Wire System using both 110/220 volts.
<b>WIRING TYPE:</b>	Romex.
<b>MAIN 110V BRANCH WIRING:</b>	Copper.
<b>MAIN 220/240V BRANCH WIRING:</b>	Copper and Aluminum.
<b>GROUND CONNECTION:</b>	Ufer/ Water pipe.
<b>GFI OUTLETS:</b>	Yes. This home is equipped with the recommended GFCI protection.
<b>OUTLET TESTING:</b>	All of the accessible open outlets were tested.

# SUMMARY

## SUMMARY

<b>STRUCTURAL CONDITION:</b>	The overall structural condition is Good.
<b>MECHANICAL CONDITION:</b>	The mechanical systems appear to be in Good condition. Servicing both furnaces is recommended.



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### HEALTH & SAFETY

#### ITEMS:

The Health & Safety systems appear to be in Good condition.

#### INSPECTION

#### LIMITATIONS:

The hot tub was not part of this inspection. **Hazardous materials are beyond the scope of this Home Inspection report.**

#### REPAIR BIDS:

It is our recommendation that Licensed Contractors and Tradespeople be called to provide you with accurate written estimates.

#### REMARKS:

This home is in Above Average overall condition for its age. There are a few repairs recommended at this time. Please refer to the report in its entirety. Good Luck in your new home!

**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. This Inspection Report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to this Inspection Report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

**THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.**

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

Bill Bergstedt - Certified/Licensed Home Inspector