



Tahoe Certified Home Inspections, Inc.

Clients Names:

Inspection #: SAMPLE REPORT

Date:

Time:

Clients Agent:

Bill Bergstedt

P.O. Box 7243

S. Lake Tahoe, CA 96158

CONTACT INFORMATION

Office 530 577-7811

Cell 530 400-7811

Fax 530 577-1407

E-MAIL

tahoeinspector@sbcglobal.net



Certified Master Inspector

Accreditations:

American Institute of Inspectors

Nevada Assoc. of Certified Real Estate Inspectors

S. Tahoe Association of Realtors



ALOHA RD. 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 (Mechanical Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT 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. **THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THE REPORT WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.**

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Tahoe Certified Home Inspections, Inc.

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

P.O. Box 7243 South Lake Tahoe, CA 96158

OFFICE 530-577-7811 TAHOEINSPECTOR@SBCGLOBAL.NET FAX 530-577-1407



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INSPECTION REPORT

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CLIENT & INSPECTION INFORMATION

1.1 DATE OF INSPECTION: OCTOBER 23, 2009
 1.2 TIME OF INSPECTION: 12 PM
 1.3 INSPECTION #: 0092084
 1.4 CLIENT'S AGENT: GRACE YEE
 1.5 AGENT'S PHONE: 530-318-5080

REPORT TERMINOLOGY DEFINITIONS

- 1.6 DURABLE: On the day of the Inspection, the component was operating within its designed lifespan.
- 1.7 SERVICEABLE: On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.
- 1.8 GOOD: DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.
- 1.9 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 reaching the end or exceeding its designed lifespan.
- 1.10 POOR: 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.
- 1.11 ACCEPTABLE: On the day of the Inspection, the component was still performing as designed.
- 1.12 FUNCTIONING: On the day of the inspection, the component was working.
- 1.13 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.
- 1.14 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.



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GENERAL INFORMATION

1.15 PROPERTY OCCUPIED: Vacant w/ furnishings.
1.16 CLIENT PRESENT: Dan Merino and Steve Hennings
1.17 PEOPLE PRESENT: Grace Yee.
1.18 PROPERTY OPENED BY: E-Box.

CLIMATIC CONDITIONS

1.19 TEMPERATURE: 55 degrees and warming.
1.20 CONDITIONS: Sunny.
1.21 SOIL CONDITIONS: Dry.

BUILDING CHARACTERISTICS

1.22 MAIN ENTRY FACES: Southeast.
1.23 ESTIMATED AGE OF PROPERTY: 2005.
1.24 BUILDING TYPE: Single family residence.
1.25 APPROX. SQUARE FOOTAGE: 3050 Per listing.
1.26 STORIES: 2.
1.27 SPACE BELOW GRADE: Crawl space.

BUILDING PERMITS

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

UTILITIES

1.29 WATER SOURCE: Public.
1.30 SEWAGE DISPOSAL: Public.
1.31 UTILITIES STATUS: The utilities are turned on.

GROUNDS & EXTERIOR

TOPOGRAPHY

2.1 LOT TYPE: Flat.



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- 2.2 LOT DRAINAGE: Good.
- 2.3 FOUNDATION DRAINAGE: Good.
- 2.4 ROOF DRAINAGE: Good.
- 2.5 FOUNDATION: Good.
- 2.6 HOSE FAUCETS: 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.
- 2.7 WATER PRESSURE: Water flow was adequate at the time of the inspection.

DRIVEWAY/WALKWAYS

- 2.8 DRIVEWAY: Asphalt. Cracks are noted. Repairing the cracks is recommended. Seal-coating the driveway every 2-3 years will help reduce additional cracking.
- 2.9 DRIVEWAY DRAINAGE: Acceptable.
- 2.10 WALKWAYS: Good.
- 2.11 EXTERIOR STAIRS: Minor earth to wood contacts are noted at the bottom of the stairs located off the back side of the garage. Removing the soil away from the wood is recommended.

LANDSCAPING

- 2.12 TREES: Good.
- 2.13 SHRUBBERY: Good.
- 2.14 FRONT LAWN: Good.
- 2.15 SPRINKLERS: Automatic sprinklers are installed. Did Not Test = The evaluation of sprinkler systems is beyond the scope of this inspection. It is recommended that information about the sprinkler system, stations, care and maintenance be obtained from the seller. The sprinklers should be winterized prior to freezing weather.

EXTERIOR CLADDING

- 2.16 SIDING CONDITION: Wood siding. General condition is Good.
- 2.17 STONE: General condition is Good.

EXTERIOR TRIMS

- 2.18 PAINT/STAIN CONDITION: Good to Fair. The stain has faded on the sunny sides of the structure. Adding a fresh coat of stain to all exterior wood is recommended.
- 2.19 MOLDINGS & TRIM CONDITION: Good.
- 2.20 EAVES/OVERHANGS CONDITION: Good.
- 2.21 WINDOWS CONDITION: Good.
- 2.22 CAULKING CONDITION: General condition is Good.
- 2.23 WEATHERSTRIPPING CONDITION: General condition is Good.



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2.24 OTHER
CONDITIONS:

The finish is peeling off the bottom of the front side exterior doors at the decking. Re-sealing the wood is recommended.

FRONT PORCH

- 2.25 TYPE: Wood and composite decking.
- 2.26 STAIRS: Good condition. Minor earth to wood contacts are noted on the back side of the stairs. Removing the soil away from the wood is recommended.
- 2.27 RISER/TREAD RATIO: Good.
- 2.28 RAILINGS: Good condition.
- 2.29 BALUSTRADE SPACING: Good.
- 2.30 LIGHTING: Good.
- 2.31 DOORBELL: The doorbell is working. The plastic button is broken. Repair is recommended.
- 2.32 GFI OUTLETS: A GFI outlet is installed and working as designed.

DECKING

- 2.33 TYPE: Wood and composite decks are noted on the front and back sides. Elastomeric deck coating is applied on the decking located off the master bedroom. General condition of the decking is Good. Annual inspection of the elastomeric deck coating is recommended. This type of surface generally requires recoating as the surface wears or develops small cracks and may require re-coating approximately every 5-7 years.
- 2.34 STAIRS: Good.
- 2.35 RISER/TREAD RATIO: Good.
- 2.36 RAILINGS: Good condition with weathering noted.
- 2.37 BALUSTRADE SPACING: Good.
- 2.38 LIGHTING: One light on the upper back side deck and both lights on the living room deck did not respond to the switches. The bulbs may need to be replaced.
- 2.39 FLASHING: Yes.
- 2.40 GFI OUTLETS: GFI outlets are installed and functioning as designed.
- 2.41 SCREEN/STORM DOOR(S): Good condition.

ROOFING

GENERAL ROOFING CONDITION

- 3.1 INSPECTION METHOD: The roof was inspected from the ground and decking.
- 3.2 ROOF PITCH (slope): Moderate to steep pitches are noted.
- 3.3 STYLE: Gable and valley.
- 3.4 ESTIMATED AGE: 5 years.
- 3.5 DESIGNED LIFESPAN: The statistical life average of this roofing product is 40 years in this climate. The ridge shingles have a life expectancy of 15-20 years.
- 3.6 ROOFING MATERIAL: Composition shingles.



3.7 ROOF COVERING STATUS: Minor damage is noted to a few of the shingles along the eaves. This condition is a result of snow and ice buildup. Annual inspections and periodic repair are recommended to help ensure the water tight integrity of the roof covering.



FLASHINGS & OTHER ITEMS

3.8 ROOF PENETRATIONS: Plumbing and appliance vents are installed. The cap on the top of the water heater vent pipe is partially bent/damaged from snow buildup.
3.9 ATTIC VENTS: Gable, ridge and eave vents are installed.
3.10 ROOF METAL: Good.
3.11 SKYLIGHTS: Good condition. The skylights were inspected from the interior.

GARAGE

GARAGE

4.1 GENERAL CONDITION: Good.
4.2 TYPE: Three car.
4.3 LOCATION: Attached.
4.4 FLOOR CONDITION: Concrete condition is Good. A few normal settling cracks are noted.
4.5 FIRE SEPARATION: Good.
4.6 WINDOWS: Dual pane.

GARAGE DOOR(S)

4.7 HOUSE DOOR: A solid core door is installed with a self-closing device. Pet damage is noted.
4.8 BACK/SIDE DOOR: Good condition.
4.9 MAIN GARAGE DOOR(S): Good.
4.10 AUTO-DOOR OPENER(S): The automatic door openers are operational. Testing of the remote opener switches is beyond the scope of this evaluation. The left side door binds in the track and would not close without holding down the button. This condition generally indicates that the tension is not properly set and can be adjusted at the door opener motor.
4.11 AUTO-REVERSE: The electric eye safety beams are functioning on both doors. The safety reverse built into the motor at the right side door is not functioning. Repair is recommended.

GARAGE ELECTRICAL

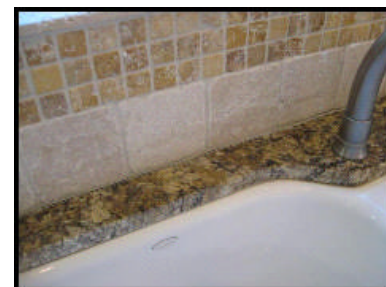
4.12 OUTLETS: Functioning as designed.
4.13 GFI OUTLETS: GFI outlets are installed and working as designed.
4.14 LIGHTING: Good condition. The front right side exterior light is missing the bulb. The front left side recessed exterior light did not respond to the switch. The bulb may need to be replaced.



KITCHEN

KITCHEN

- 5.1 WALL FINISH: Paint and tile condition is Good.
- 5.2 FLOORING: Tile condition is Good.
- 5.3 WINDOW(S): Dual pane.
- 5.4 DOOR(S): Good.
- 5.5 LIGHTING: The pantry light is missing the bulb and cover.
- 5.6 OUTLETS: Functioning as designed.
- 5.7 GFI OUTLETS: GFI outlets are installed and working as designed.
- 5.8 HEATING DEVICE: Heat register.
- 5.9 CABINETS: Good.
- 5.10 COUNTERTOPS: Granite condition is Good. Settling cracks are noted in the backsplash grouting. Re-caulking this area is recommended.



- 5.11 SINK(S): Good.
- 5.12 DRAIN(S): Functioning.
- 5.13 FAUCET(S): Good.
- 5.14 PLUMBING LEAKS: None were visible at this time.

KITCHEN APPLIANCES

- 5.15 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.
- 5.16 GARBAGE DISPOSAL(S): Functioning.
- 5.17 COOKTOP(RANGE): Electric oven and gas cooktop. Functioning. The unit was turned on to check to see if the elements heated up. The temperature settings, self-cleaning mode and timer were not tested.
- 5.18 GAS SHUT-OFF: Not accessible.
- 5.19 FLEXIBLE CONNECTOR: Not accessible.
- 5.20 EXHAUST FAN: Functioning.
- 5.21 REFRIGERATOR: Functioning. The full evaluation of the refrigerator/freezer is beyond the scope of this inspection.
- 5.22 WATER HOOK-UP: Yes. There is no evidence of current leaks.
- 5.23 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.



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LAUNDRY

- 5.24 LOCATION: Pantry Area.
- 5.25 WASHER HOOK-UPS: It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.
- 5.26 WASHER DRAIN: Functioning.
- 5.27 DRYER HOOK-UPS: Electric - 220 volt.
- 5.28 DRYER VENTING: The dryer is vented to the exterior.
- 5.29 WASHING MACHINE: Functioning. The full evaluation of washing machines is beyond the scope of this evaluation.
- 5.30 CLOTHES DRYER: Functioning. The full evaluation of clothes dryers is beyond the scope of this evaluation.
- 5.31 WALL FINISH: Paint condition is Good.
- 5.32 FLOORING: Tile condition is Good.
- 5.33 DOOR(S): Good.
- 5.34 LIGHTING: Good.
- 5.35 OUTLETS: Functioning as designed.
- 5.36 HEATING DEVICE: Heat register.
- 5.37 EXHAUST FAN: Functioning.
- 5.38 CABINETS: Good.

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.

ENTRY FOYER

- 6.1 WALL FINISH: Paint condition is Good.
- 6.2 FLOORING: Slate condition is Good.
- 6.3 WINDOW(S): Dual pane.
- 6.4 DOOR(S): Pet damage is noted.
- 6.5 LIGHTING: The light did not respond to the switch. The bulb may need to be replaced.
- 6.6 OUTLETS: Functioning as designed.
- 6.7 HEATING DEVICE: Heat register.

LIVING ROOM

- 6.8 CEILINGS: Brown marks are noted on the paint are not a result of moisture entry. The paint has been marked by an object.
- 6.9 SMOKE DETECTOR(S): A working smoke detector is installed.
- 6.10 WALL FINISH: Paint condition is Good.
- 6.11 FLOORING: Wood condition is Good.



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6.12 WINDOW(S): Dual pane.
 6.13 DOOR(S): Good.
 6.14 DEADBOLT: No.
 6.15 LIGHTING: Good.
 6.16 OUTLETS: Functioning as designed.
 6.17 HEATING DEVICE: Heat registers and gas fireplace.

DINING AREA

6.18 WALL FINISH: Paint condition is Good.
 6.19 FLOORING: Tile condition is Good.
 6.20 WINDOW(S): Dual pane. The edge of the frame is warped.
 6.21 DOOR(S): Good.
 6.22 LIGHTING: Good.
 6.23 OUTLETS: Functioning as designed.
 6.24 HEATING DEVICE: Heat register.

FAMILY ROOM

6.25 LOCATION: Downstairs.
 6.26 SMOKE DETECTOR(S): A working smoke detector is installed.
 6.27 WALL FINISH: Paint condition is Good. Touchup paint is needed next to the door to the garage.
 6.28 FLOORING: Carpet condition is Good.
 6.29 DOOR(S): Good. The sliding glass door binds slightly when opening/closing the door. Lubricating the track should repair this condition. The right side closet door drags on the carpet.
 6.30 DOOR HARDWARE: The latch on the lock needs adjusting.
 6.31 LIGHTING: Good.
 6.32 OUTLETS: Functioning as designed.
 6.33 CLOSET STORAGE: Good.
 6.34 HEATING DEVICE: Heat register.

HALLWAY

6.35 LOCATION: Upstairs.
 6.36 SMOKE DETECTOR(S): A working smoke detector is installed.
 6.37 WALL FINISH: Paint condition is Good.
 6.38 FLOORING: Wood condition is Good.
 6.39 LIGHTING: Good.
 6.40 OUTLETS: Functioning as designed.

BATHROOMS

BATHROOM #1

7.1 LOCATION: Master.



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- 7.2 WALL FINISH: Paint condition is Good.
- 7.3 FLOORING: Tile condition is Good.
- 7.4 WINDOW(S): Dual pane. The toilet area window is missing the screen.
- 7.5 DOOR(S): Good.
- 7.6 LIGHTING: Good. One light located over the vanity and the light over the shower did not respond to the switches. The bulbs may need to be replaced.
- 7.7 OUTLETS: Functioning as designed.
- 7.8 GFI OUTLETS: GFI outlets are installed and working as designed.
- 7.9 HEATING DEVICE: Heat register.
- 7.10 BATH VENTILATION: The exhaust fan is functioning.
- 7.11 VANITY(S): Good.
- 7.12 COUNTERTOP(S): Marble condition is Good.
- 7.13 SINK(S): Good.
- 7.14 DRAIN(S): Functioning.
- 7.15 FAUCET(S): Good.
- 7.16 TOILET: Good.
- 7.17 PLUMBING: None apparent at this time.
- LEAKS:
- 7.18 BATH FIXTURE: There are a separate jetted tub and shower stall installed.
- 7.19 TUB/SHOWER PAN: General condition of the fiberglass tub and tiled shower pan is Good. The waterproof integrity of tiled shower pans is beyond the scope of this inspection. Regular resealing and maintenance of the grout is required to keep water from penetrating into the walls.
- 7.20 TUB/SHOWER SURROUND: Tile. General condition is Good. 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. Cracked grouting is noted behind the tub.
- 7.21 SHOWER ENCLOSURE: Door. General condition is Good.
- 7.22 TUB/SHOWER PLUMBING: Good.

BATHROOM #2

- 7.23 LOCATION: Downstairs.
- 7.24 WALL FINISH: Paint condition is Good.
- 7.25 FLOORING: Tile condition is Good.
- 7.26 WINDOW(S): Dual pane.
- 7.27 DOOR(S): Good.
- 7.28 LIGHTING: Good.
- 7.29 OUTLETS: Functioning as designed.
- 7.30 GFI OUTLETS: A GFI outlet is installed and working as designed.
- 7.31 HEATING DEVICE: Heat register.
- 7.32 BATH VENTILATION: The exhaust fan is functioning.
- 7.33 VANITY(S): Good.
- 7.34 COUNTERTOP(S): Marble condition is Good.
- 7.35 SINK(S): Good.
- 7.36 DRAIN(S): Functioning.
- 7.37 FAUCET(S): Good.



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- 7.38 TOILET: Good.
- 7.39 PLUMBING: None apparent at this time.
- LEAKS:
- 7.40 BATH FIXTURE: A combination tub and shower is installed.
- 7.41 TUB/SHOWER: Cast Iron. General condition is Good.
- PAN:
- 7.42 TUB/SHOWER: Tile. General condition is Good. 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.
- SURROUND:
- 7.43 SHOWER: Doors. General condition is Good.
- ENCLOSURE:
- 7.44 TUB/SHOWER: Good.
- PLUMBING:

BATHROOM #3

- 7.45 LOCATION: Upstairs - Hallway.
- 7.46 WALL FINISH: Paint condition is Good. Past repairs are noted on the wall behind the door. Please ask the seller for information on any past repairs.
- 7.47 FLOORING: Tile condition is Good.
- 7.48 DOOR(S): Good.
- 7.49 LIGHTING: Good.
- 7.50 OUTLETS: Functioning as designed.
- 7.51 GFI OUTLETS: A GFI outlet is installed and working as designed.
- 7.52 HEATING: Heat register.
- DEVICE:
- 7.53 BATH: The exhaust fan is functioning.
- VENTILATION:
- 7.54 VANITY: Good.
- 7.55 COUNTERTOPS: Marble condition is Good.
- 7.56 SINKS: Good.
- 7.57 DRAIN: Functioning.
- CONDITION:
- 7.58 FAUCETS: Good.
- 7.59 TOILET: Good.
- 7.60 PLUMBING: None apparent at this time.
- LEAKS:

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.

BEDROOM #1

- 8.1 LOCATION: Upstairs - Master.
- 8.2 SMOKE DETECTOR(S): A working smoke detector is installed. Replacing the battery and reinstalling the smoke detector to the wall is recommended.



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- 8.3 WALL FINISH: Paint condition is Good.
- 8.4 FLOORING: Wood condition is Good.
- 8.5 WINDOW(S): Dual pane.
- 8.6 DOOR(S): Good.
- 8.7 LIGHTING: Good.
- 8.8 OUTLETS: Functioning as designed.
- 8.9 CLOSET STORAGE: Good. A few pieces of the quarter round trim that covers the edges of the wood floor are missing.
- 8.10 HEATING DEVICE: Heat registers.

BEDROOM #2

- 8.11 LOCATION: Upstairs - Connects to the master.
- 8.12 SMOKE DETECTOR(S): A working smoke detector is installed.
- 8.13 WALL FINISH: Paint condition is Good.
- 8.14 FLOORING: Wood condition is Good.
- 8.15 WINDOW(S): Dual pane.
- 8.16 DOOR(S): Good.
- 8.17 LIGHTING: Good.
- 8.18 OUTLETS: Functioning as designed.
- 8.19 CLOSET STORAGE: This room does not have a built-in closet.
- 8.20 HEATING DEVICE: Heat register.

BEDROOM #3

- 8.21 LOCATION: Downstairs - Left side.
- 8.22 SMOKE DETECTOR(S): A working smoke detector is installed.
- 8.23 WALL FINISH: Paint condition is Good.
- 8.24 FLOORING: Carpet condition is Good.
- 8.25 WINDOW(S): Dual pane.
- 8.26 DOOR(S): Good.
- 8.27 LIGHTING: Good.
- 8.28 OUTLETS: Functioning as designed.
- 8.29 CLOSET STORAGE: Good.
- 8.30 HEATING DEVICE: Heat register.

BEDROOM #4

- 8.31 LOCATION: Downstairs - Right side.
- 8.32 SMOKE DETECTOR(S): A working smoke detector is installed.
- 8.33 WALL FINISH: Paint condition is Good.
- 8.34 FLOORING: Carpet condition is Good.
- 8.35 WINDOW(S): Dual pane.
- 8.36 DOOR(S): Good. The door drags on the carpet = Trim for smoother door operation.
- 8.37 DOOR HARDWARE: The door does not latch when closed. Realigning the strike plate on the door jamb will correct this condition.



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8.38 LIGHTING: Good.
 8.39 OUTLETS: Functioning as designed.
 8.40 CLOSET STORAGE: Good.
 8.41 HEATING DEVICE: Heat register.

INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

9.1 CEILINGS: Sheetrock condition is Good.
 9.2 WALLS: Sheetrock condition is Good.
 9.3 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, thermal imaging and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.**
 9.4 WALL INSULATION: Yes.
 9.5 MOISTURE ENTRY: There was no apparent evidence of moisture entry at this time. Please ask the seller about any history of moisture related conditions.
 9.6 FLOORS: General condition is Good. The wood and tile floors are partially covered with area rugs. The rugs prevented a complete inspection of the flooring.

WINDOWS

9.7 MATERIAL: Vinyl.
 9.8 PANES: Dual pane.
 9.9 STYLE: Sliding, single hung and fixed pane.
 9.10 CONDITION: Good.
 9.11 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.
 9.12 FUNCTION: Good.
 9.13 SCREENS: Good condition.
 9.14 WINDOW COVERINGS: The evaluation of mini-blinds and curtains is beyond the scope of this evaluation.

STAIRWAYS

9.15 TYPE: Carpet. General condition is Good.
 9.16 RISER/TREAD RATIO: General condition is Good.
 9.17 RAILINGS STURDY: Yes.

ADDITIONAL ITEMS

9.18 SMOKE DETECTORS: Installed. The batteries should be replaced semi-annually.



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9.19 CARBON MONOXIDE DETECTOR:

No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

9.20 SECURITY SYSTEM:

A security system was identified. The system was not tested.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

9.21 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.

ATTIC & FOUNDATION

ATTIC

10.1 METHOD OF INSPECTION: I inspected the accessible area around the opening. Vaulted ceilings prevented complete access. Less than 25% of the attic space was accessible for inspection.

10.2 ATTIC ACCESS: Master bedroom closet.

10.3 STRUCTURE: Visual condition is Good.

10.4 ROOF SHEATHING: Plywood/OSB sheathing.

10.5 VAULTED CEILINGS: Yes. The inaccessible and concealed areas of the vaulted ceilings were not accessible and could not be inspected.

10.6 FRAMING: Good.

10.7 TRUSS SYSTEM: Yes.

ATTIC COMPONENTS

10.8 LEAK EVIDENCE: There is not any visible evidence of current leakage into the attic area.

10.9 ATTIC INSULATION: Type: Fiberglass batts.

10.10 R-FACTOR: Approximately R-38.

10.11 ATTIC VENTILATION: Adequate.

10.12 DUCTWORK: Good condition.

CRAWL SPACE STEM WALL

10.13 STEM WALL: Concrete block. General condition is Good.

10.14 FOUNDATION CRACKS: A few hairline cracks are noted.

10.15 ANCHOR BOLTS: Installed.

CRAWL SPACE



10.16 METHOD OF INSPECTION: I inspected all of the accessible areas.
 10.17 ACCESS: Family room closet.
 10.18 STRUCTURE: Visual condition is Good.
 10.19 MATERIAL DETERIORATION: No deterioration was identified by visual examination.
 10.20 SUBFLOOR: Plywood/OSB sheathing.
 10.21 UNDER FLOOR INSULATION: Yes. The insulation is installed upside down. A few pieces have fallen down. Repair is recommended.



10.22 SOIL CONDITION: Dry. A plastic moisture barrier is placed over the soil.
 10.23 MOISTURE: No evidence of current moisture entry was noted.
 10.24 REMARKS: Construction debris/trash is noted. Removal is recommended.

CRAWL SPACE FRAMING

10.25 VISIBLE FRAMING: Good.
 10.26 PIERS/POSTS: Good.
 10.27 RIM JOISTS: Good.
 10.28 MUD SILL PLATE: Good.
 10.29 MAIN BEAMS: Good.
 10.30 JOISTS: Good.

PLUMBING SYSTEM

PLUMBING SYSTEM

11.1 GENERAL CONDITION: Good.
 11.2 FUEL TYPE: Natural gas.
 11.3 WATER SUPPLY: Public water.
 11.4 SHUT-OFF LOCATION: The main water shut-offs are located in the crawl space and exterior side of the structure. The valves were not tested or operated.
 11.5 WATER MAIN TYPE: 3/4" copper.
 11.6 WATER PRESSURE: Water flow was adequate at the time of the inspection.





**11.7 WATER PIPE
TYPE:**

Copper. Supply lines which are not visible are not part of these conclusions. Most of the water pipes located in the crawl space are insulated. Fully insulating the pipes is recommended.



**11.8 WATER
VOLUME:**

There is a slight decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would require any further evaluation/repair.

**11.9 SUPPLY PIPE
LEAKS:**

I found no current evidence of leaking on this system.

**11.10 WASTE PIPE
TYPE:**

Plastic. Waste lines which are not visible are not part of these conclusions.

11.11 DRAIN FLOW:

Acceptable. The sink, tub/shower and toilet drains were observed for flow.

**11.12 CLEAN-OUT
PLUG ACCESS:**

Crawl space, exterior and garage.

**11.13 WASTE
TREATMENT:**

Sewer. Please ask the seller about any sewer maintenance history.

**11.14 WASTE PIPE
LEAKS:**

Current leaking was not identified.

11.15 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

**11.16 VISUAL
CONDITION:** Good.

11.17 BRAND: State.

**11.18 APPROXIMATE
AGE:** 2005

11.19 LIFESPAN: The average water heater life in the U.S. is 8 to 12 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

11.20 TYPE: Natural gas.

11.21 SIZE: 74 years.

11.22 LOCATION: Garage.

**11.23 EARTHQUAKE
STRAPPING:** Yes.

**11.24 SAFETY
RELEASE VALVE(S):** Yes = Did Not Test.

**11.25 COMBUSTIBLE
CLEARANCE:** Good.

**11.26 GAS
SHUT-OFF:** An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

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

**11.28 CIRCULATION
PUMP:** Functioning.

**11.29 PLUMBING
LEAKS:** None.



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11.30 INSULATING BLANKET: Internal.
11.31 RAISED PLATFORM: Yes.

HEATING SYSTEMS

HEATING SYSTEM

12.1 HEATING AREA: Both Levels.
12.2 VISUAL CONDITION: Good.
12.3 LOCATION: Garage.
12.4 BRAND: Payne
12.5 TYPE: Forced air.
12.6 ENERGY: Gas and electric.
12.7 APPROXIMATE AGE: 2004
12.8 ESTIMATED LIFESPAN: The average life of a heat exchanger is 20-25 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.
12.9 BLOWER MOTOR: Functioning.
12.10 FILTER(S): This system utilizes a standard efficiency air filter. The filter is dirty. Regular maintenance recommends monthly replacement when in use. The filter is located inside the cold air return grill in the upstairs hallway.
12.11 THERMOSTAT: Set-back programmable model. Heating the interior to a minimum of 55 degrees during the winter months = Oct-May is recommended. This will help prevent the water pipes from winter freeze damage.
12.12 DUCTING: The heat ducts are insulated.
12.13 COMBUSTIBLE CLEARANCE: Clearance to combustibles is Good.
12.14 GAS SHUT-OFF: An easy to operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.
12.15 VENTING: Good.
12.16 COMBUSTION CHAMBER: High efficiency heaters have sealed combustion chambers preventing visual inspection.
12.17 RECOMMENDATION: The inside of the furnace is dirty and 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 furnace serviced by a licensed heating contractor.

FIREPLACE #1

12.18 LOCATION: Living Room.
12.19 TYPE OF UNIT: Gas fireplace.
12.20 GAS SHUT-OFF: Yes.
12.21 FLEXIBLE CONNECTOR: Yes.
12.22 FIREBOX: Good condition.



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- 12.23 GLASS/SCREEN/DOOR(S): Good condition.
- 12.24 CIRCULATION FAN: Functioning.
- 12.25 HEARTH: Good condition.
- 12.26 VENTING: Direct venting is noted. The visible areas of the vent are in Good condition.

FIREPLACE #2

- 12.27 LOCATION: Master Bedroom.
- 12.28 TYPE OF UNIT: Gas fireplace.
- 12.29 GAS SHUT-OFF: Yes.
- 12.30 FLEXIBLE CONNECTOR: Yes.
- 12.31 FIREBOX: Good condition.
- 12.32 GLASS/SCREEN/DOOR(S): Good condition.
- 12.33 CIRCULATION FAN: Functioning.
- 12.34 HEARTH: Good.
- 12.35 VENTING: Direct venting is noted. The visible areas of the vent are in Good condition.

ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

- 13.1 ELECTRICAL SERVICE: Overhead. Clearance is Good.
- 13.2 SYSTEM TYPE: Circuit breakers.
- 13.3 MAIN PANEL LOCATION: Left side of the structure.
- 13.4 MAIN DISCONNECT SIZE: 200 amps.
- 13.5 SERVICE ENTRY: Good condition.
- CABLES:
- 13.6 UTILITY DISTRICT: Sierra pacific power co.
- 13.7 SUB-PANEL LOCATION(S): Garage.
- 13.8 110/120V BREAKERS: 30.
- 13.9 220/240V BREAKERS: 3.
- 13.10 PANEL LABELING: The circuit breakers are labeled. Determining whether the labeling of the breakers is accurate is beyond the scope of this inspection.
- 13.11 SYSTEM TYPE & VOLTAGE: 3 Wire System using both 110/220 volts.
- 13.12 WIRING TYPE: Romex.



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- 13.13 MAIN 110V BRANCH WIRING: Copper.
- 13.14 MAIN 220/240V BRANCH WIRING: Copper.
- 13.15 GROUND CONNECTION: Ufer/water pipe.
- 13.16 GFI OUTLETS: This property is equipped with the recommended GFCI protection.
- 13.17 AFCI OULETS: The bedrooms are equipped with the recommended AFCI protection.
- 13.18 OUTLET TESTING: The accessible outlets were tested and are functioning.

SUMMARY

REPORT SUMMARY

- 14.1 STRUCTURAL CONDITION: The overall structural condition of the accessible areas is Good.
- 14.2 MECHANICAL CONDITION: General condition of the mechanical systems is Good. Annual servicing of the mechanical systems is recommended. Please refer to the instruction manuals supplied with the appliances.
- 14.3 HEALTH & SAFETY ITEMS: Good condition.
- 14.4 INSPECTION LIMITATIONS: Hazardous materials are beyond the scope of this Home Inspection report. The hot tub was not inspected and is not included in this inspection report.
- 14.5 REPAIR BIDS: It is our recommendation that Licensed Contractors be called to provide you with accurate written estimates for the noted repairs and any other issues that are discovered during the course of repairs.
- 14.6 REMARKS: This property is in Above Average overall condition. There are repairs recommended at this time that are not noted in this brief report summary. Please refer to the entire report for the noted conditions/recommended repairs. Please feel free to contact me with your concerns and questions after reviewing the report. Thank you for using our services and good luck in your new property!

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