

INSPECTION REPORT



For the Property at:
10672 PONDEROSA WAY
NEVADA CITY, CA 95959

Prepared for: FRED BUYER
Inspection Date: Tuesday, December 29, 2009
Prepared by: Daniel Bertsch CCI



CERTIFIED CREIA INSPECTOR

Omni Home Inspections
P.O. Box 2296
Nevada City, CA 95959
530-477-7878
www.omnihomeinspections.com
danb@omnihomeinspections.com



August 2, 2011

Dear Fred Buyer,

RE: Report No. 1004, v.6
10672 Ponderosa Way
Nevada City, CA
95959

Thank you for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of CREIA, the California Real Estate Inspection Association. These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice that are located in the appendix of this report, so that you clearly understand what things are included in the home inspection and report.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Locations listed within the report use the front entry as a reference. The front entry door designating the front of the building. Bedroom are listed clockwise (1,2,3, etc.) as you move through the house. If you have any questions or concerns please feel free to contact us at any time at 530-477-7878 or by email at danb@omnihomeinspections.com.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Daniel Bertsch CCI
on behalf of
Omni Home Inspections

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INVOICE

August 2, 2011

Client: Fred Buyer

Report No. 1004, v.6

For inspection at:

10672 Ponderosa Way

Nevada City, CA

95959

on: Tuesday, December 29, 2009

Home Inspection

\$425.00

Total

\$425.00

PAID IN FULL - THANK YOU!

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ROOFING

10672 Ponderosa Way, Nevada City, CA December 29, 2009

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ROOFING

EXTERIOR

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Description and Components

Sloped roofing material: • Composition shingles

Probability of leakage: • Low

Methods and Limitations

Inspection performed: • By walking on roof

Findings and Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

Leak noted by solar tube skylight. Recommend review and repair by Qualified Roofing Contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Attic above bathroom

Task: Correct

Time: Immediate



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Description and Components

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from house](#)

Wall surfaces : • Fiber Cement

Soffit and fascia: • [Hardboard/Plywood](#)

Driveway: • Asphalt • Concrete

Walkway: • Concrete

Porch: • Stone over concrete

Exterior steps: • Stone over concrete

Patio: • Stamped concrete

Garage: • Attached

Methods and Limitations

General: • Sprinkler systems and low voltage landscape lighting are not a part of a home inspection

Inspection limited/prevented by:

- Car/storage in garage
- Vines/shrubs/trees against wall
- Vine on wall by garage.



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Findings and Recommendations

General

2. • Spa safety notice: Children should be monitored closely around the spa. Recommend locking cover and use of alarms on doors leading directly to the spa.

Implication(s): Possible safety issue, drowning

Location: Back patio

Task: Monitor and safety upgrade

Time: Immediate



3. • Exterior in need of paint maintenance and caulking

Implication(s): Lack of paint may lead to wood deterioration

Location: Tops of barge rafters and knee braces throughout

Task: Paint and caulk

Time: Discretionary



Top of barge rafter

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ROOF DRAINAGE \ Gutters

4. Condition: • [Leak](#)

Gutter leaks at rear of garage in several location. Caulk as necessary to prevent moisture intrusion and water damage.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Correct

Time: Discretionary



5. Condition: • [Clogged](#)

Ponding noted in gutters. This is a typical condition on newer homes that have gutters set level for improved appearance.

Location: Throughout

Task: Clean

Time: Immediate



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6. Condition: • [Improper slope, ponding](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Correct

Time: Discretionary

Cost: Minor

ROOF DRAINAGE \ Downspouts

7. Condition: • [Damage](#)

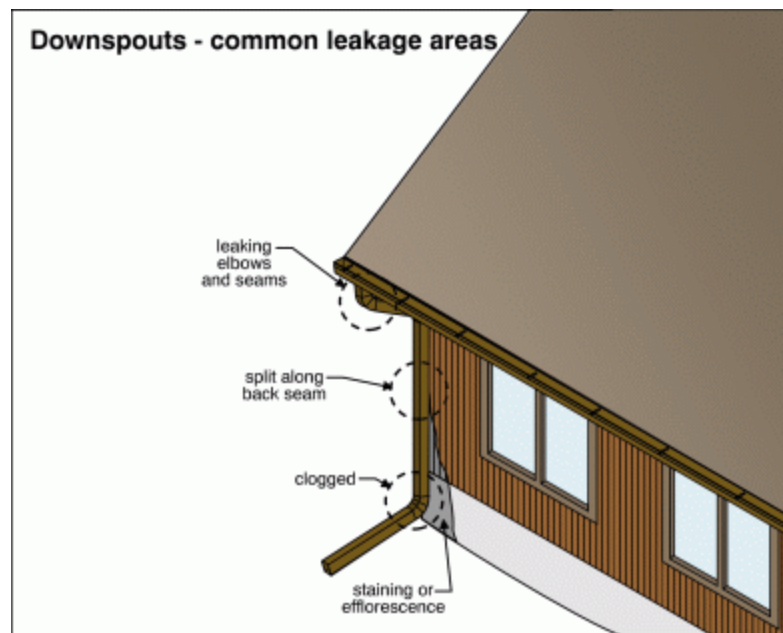
Downspout drain pipe damage. Repair with new section.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Left rear corner of building.

Task: Correct

Time: Discretionary



[Click on image to enlarge.](#)

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8. Condition: • [Loose connections](#)

Implication(s): Leakage

Location: Right rear corner of building

Task: Correct

Time: Immediate



9. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Noted at upper right side of building

Task: Correct

Time: Immediate

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10. Condition: • [Downspouts discharging onto roofs](#)

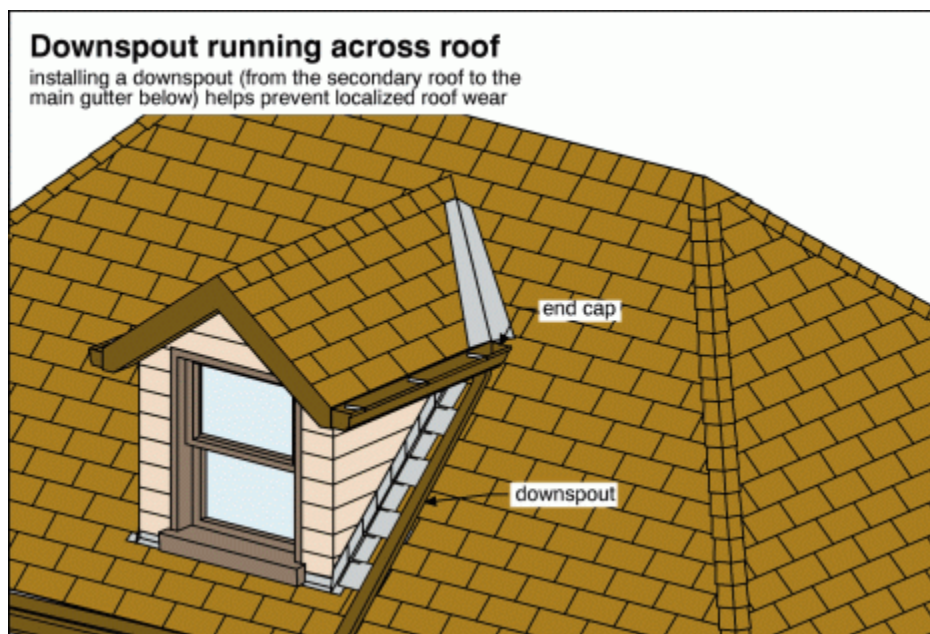
Install downspout section to remedy

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front and rear roof section of garage

Task: Correct

Time: Discretionary



[Click on image to enlarge.](#)

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WALLS \ Soffits and fascia

11. Condition: • [Damage](#)

Bird damage noted on shingle molding. Installation of 2"x2" sheet metal drip edge may discourage wood peckers.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Second Floor Left Side Above the Garage

Task: Correct

Time: Discretionary



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WALLS \ Trim

12. Condition: • [Missing](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Under the right cantilever and rear cantilever

Task: Correct

Time: Discretionary



WALLS \ Fiber cement siding

13. Condition: • [Missing paint or caulking](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Throughout on siding joints

Task: Service annually

Time: Regular maintenance



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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

14. Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Use caution when traversing

Time: Discretionary



LANDSCAPING \ Lot grading

15. Condition: • [Improper slope](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right side of garage and right front corner of the house

Task: Monitor

Time: Ongoing

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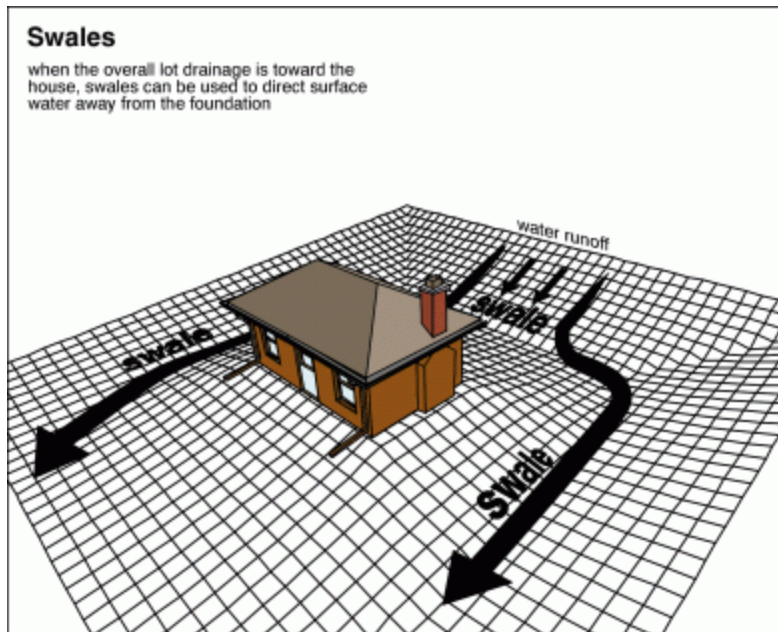
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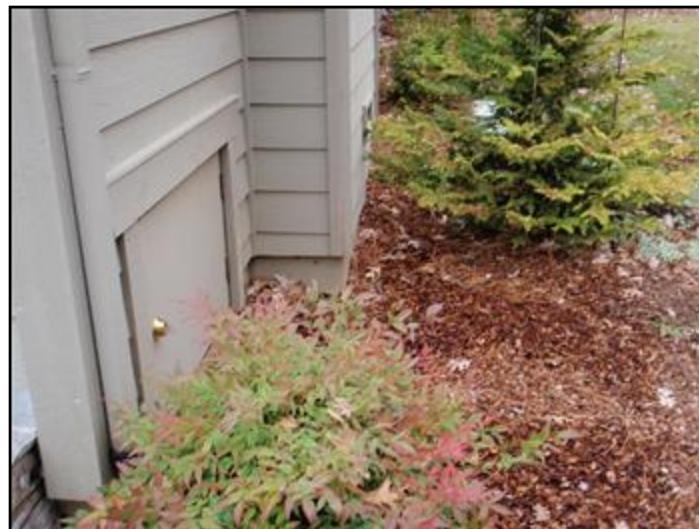
SITE INFO

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[Click on image to enlarge.](#)



Right front corner of building

GARAGE \ Walls and ceilings

16. Condition: • Not fireproof

Roof penetrations should be closed off with sheet metal to improve performance of the firewall.

Implication(s): Fire hazard

Location: Garage

Task: Correct

Time: Immediate

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Description and Components

Configuration: • Perimeter

Configuration: • [Crawl space](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#) • [Concrete](#) • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Methods and Limitations

Inspection limited/prevented by: • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited

Crawl space: • Full access

Findings and Recommendations

General

17. • Cellulose debris noted. Boards and other debris should be removed

Implication(s): Encourages termites etc.

Location: Sub area

Task: Correct

Time: Discretionary



FLOORS \ Concrete slabs

18. Condition: • Typical shrinkage crack noted

Implication(s): Possible moisture intrusion.

Location: Garage by door on left side

Task: Monitor

Time: Unknown



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Description and Components

General: • Backup generator system.

General: • Solar photovoltaic system

Service entrance cable and location: • [Underground copper](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • The main electrical panel is located on the left side of the building.

Main disconnect/service box type and location: • [Breakers -exterior wall](#)

System grounding material and type: • [Copper - Ufer](#)

Distribution panel rating: • [200 Amps](#)

Distribution panel type and location: • [Breakers - garage](#)

Auxiliary panel (subpanel) rating: • [60 Amps](#)

Auxiliary panel (subpanel) type and location: • [Breakers - garage](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - whirlpool](#) • [GFCI - garage](#) • [GFCI - bathroom and exterior](#) • [AFCI - panel](#) • [AFCI - bedroom](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Methods and Limitations

Inspection limited/prevented by: • Low voltage systems such as: computer networks, phone systems, alarm systems, video systems and low voltage lighting systems.

Inspection limited/prevented by: • Storage

Fuse block: • Not pulled

Findings and Recommendations

General

19. • Solar power and auxiliary generator panels were noted. Consult with current property owners for information and operation of these systems.

Implication(s): Positive finding, energy savings

Location: Left side of garage



View of solar, main, and generator panel

SERVICE BOX, GROUNDING AND PANEL \ Service box

20. Condition: • [Box location poor](#)

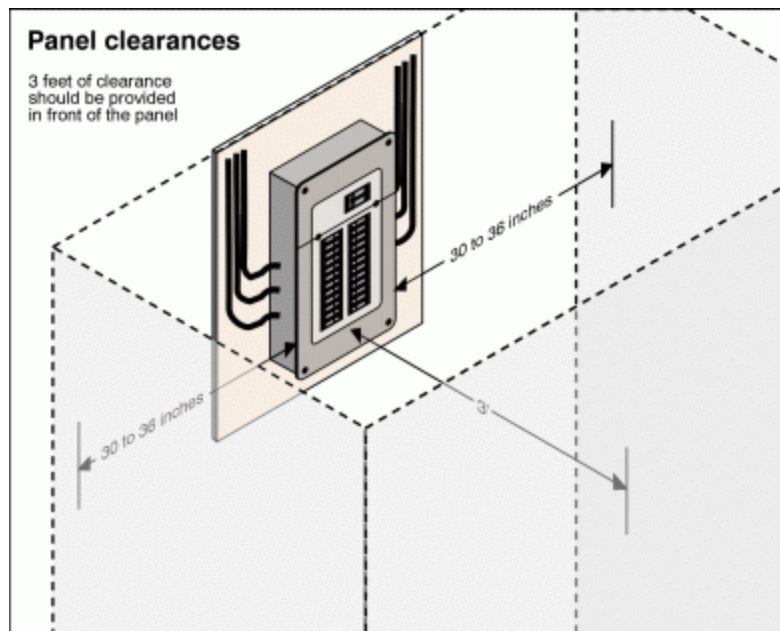
Current building standards require 36" clearance in front and 30" to the sides on all electrical panels.

Implication(s): Difficult access | Difficult to service

Location: Garage rear

Task: Correct

Time: Discretionary



[Click on image to enlarge.](#)

ELECTRICAL

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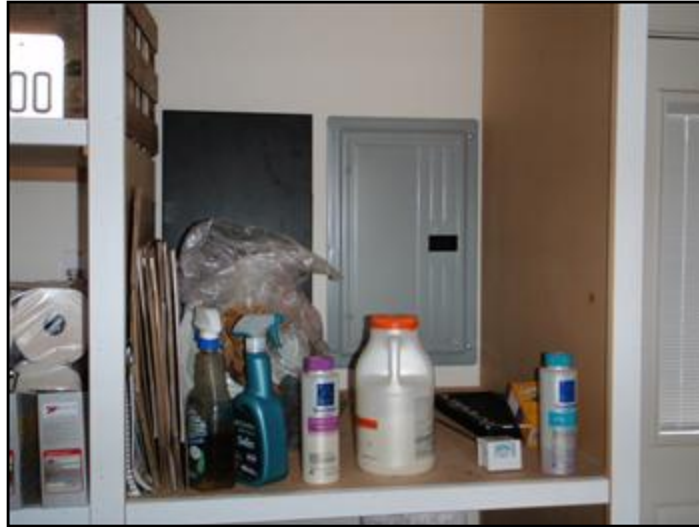
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Sub panel in cabinet

DISTRIBUTION SYSTEM \ Lights

21. Condition: • [Inoperative](#)

Burned out bulb most likely

Implication(s): Inadequate lighting

Location: Bedroom #1

Task: Replace bulb



DISTRIBUTION SYSTEM \ Outlets (receptacles)

22. Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Near the entry on right wall

Task: Correct

Time: Immediate



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Description and Components

Fuel/energy source: • Propane

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • [Low](#)

Main fuel shut off at:

• Exterior wall

Left side of garage

Temperature difference: • 45°

Auxiliary heat: • [Gas fireplace](#)

Chimney/vent: • Direct vent

Furnace exhaust pipe: • PVC

Combustion air source: • Outside

Methods and Limitations

Inspection prevented/limited by: • Pilot light not lit. Noted in the family room. Recommend demonstration of proper operation prior to the close of escrow



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Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Not visible

Findings and Recommendations

GAS FURNACE \ Combustion air

23. Condition: • [Inadequate combustion air](#)

Inspector could not view a typical foundation type vent in garage that is for combustion air. Recommend review by a Qualified Licensed HVAC contractor

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Garage

Task: Correct

Time: Immediate



GAS FURNACE \ Ducts, registers and grilles

24. Condition: • Air filter dirty.

Implication(s): Improved equipment performance

Location: Hallway downstairs and upstairs

Task: Replace filter

Time: Every three months

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COOLING & HEAT PUMP

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Description and Components

Air conditioning type: • [Air cooled](#) • [Whole house fan](#)

Compressor approximate age: • 5 years

Failure probability: • [Low](#)

Methods and Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Not done as part of a home inspection

Findings and Recommendations

RECOMMENDATIONS \ Overview

25. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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Description and Components

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Ridge vent](#) • [Power ventilator](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#)

Floor above crawlspace insulation material: • [Glass fiber](#)

Floor above crawlspace insulation amount/value: • R-20

Crawlspace ventilation: • [Wall Vents](#)

Air/vapor barrier: • Tyvek or similar.

Methods and Limitations

Attic inspection performed:

- By entering attic, but access was limited
Due to ductwork and framing members

Roof space inspection performed:

- By entering space, but access was limited
Too small for access above vaulted section

Crawl space inspection performed: • Full access was gained

Findings and Recommendations

ATTIC/ROOF \ Roof vents

26. Condition: • [Missing](#)

No visible ventilation on entry porch roof

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Front

Task: Improve

Time: As Needed

INSULATION AND VENTILATION

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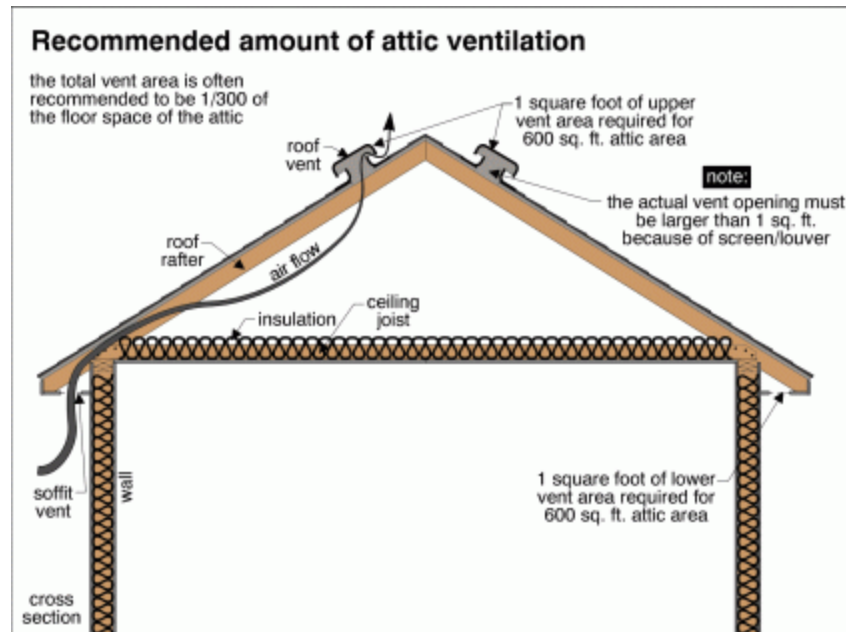
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[Click on image to enlarge.](#)



View of porch roof

FLOORS \ Floors over unheated areas

27. Condition: • Insulation out of position / missing.

Location: Left side Crawl Space below office

Task: Improve

Time: Discretionary

INSULATION AND VENTILATION

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Description and Components

General: • Water heater has proper seismic straps installed.

Water supply source: • Private

Service piping into building: • [Plastic](#)

Supply piping in building: • PEX

Supply piping in building: • [Plastic](#)

Main water shut off valve at the: • Left

Main water shut off valve at the: • Exterior wall

Water flow (pressure): • [Functional](#)

Water heater fuel/energy source: • Propane

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 5 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Hot water circulating system: • [Present](#)

Waste disposal system: • [Septic system](#)

Waste piping in building: • [ABS plastic](#)

Gas piping: • Steel • Plastic

Methods and Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested • Spa

Findings and Recommendations

SUPPLY PLUMBING \ Pressure tank

28. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy | No domestic water

Location: Garage

Task: Correct / Repair by qualified licensed plumbing contractor or well technician recommended

Time: Immediate

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View of leak

SUPPLY PLUMBING \ Supply piping in building

29. Condition: • [Leak](#)

Prior leak evidence.

Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative

Location: Powder Room

Task: Monitor

Time: Ongoing



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WASTE PLUMBING \ Drain piping - performance

30. Condition: • [Leak](#)

Location: Kitchen sink

Task: Correct

Time: Immediate



WASTE PLUMBING \ Drain piping - installation

31. Condition: • [Poor support](#)

Waste lines have improper support. Support should restrict upward movement.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Throughout Crawl Space

Task: Improve

Time: Discretionary



Install wood block to prevent movement

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FIXTURES AND FAUCETS \ Faucet

32. Condition: • [Drip, leak](#)

Leaks around the hot faucet

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Laundry Room

Task: Repair

Time: Discretionary



FIXTURES AND FAUCETS \ Toilet

33. Condition: • Toilet loose on floor. Install new wax ring and tighten

Implication(s): Water damage to sub floor

Location: Second Floor Bathroom

Task: Correct

Time: Immediate



FIXTURES AND FAUCETS \ Shower stall

34. Condition: • [Leak](#)

Shower drips

Location: Master Bathroom Right Side

Task: Correct

Time: Discretionary



Description and Components

General: • Attic access is located

Note: Master bedroom closet

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Solar tubes

Windows: • [Fixed](#) • [Sliders](#) • [Casement](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material:

- [Wood](#)
- [Plastic/fiberglass](#)

Patio doors

Doors: • Inspected

Oven type: • Conventional • Convection

Oven fuel: • Propane

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Counters and cabinets: • Granite • Custom built in

Stairs and railings: • Heights and spacing consistent with the era of construction. Current building standard require railing height on stairs of 34-36" and maximum spacing of balusters of 4 1/4". Railings on landings are required to be 42" in height with a maximum spacing of baluster of 4".

Stairs and railings: • Inspected

Methods and Limitations

General: • Insulated glass note: Due to poor lighting conditions, window coverings, dirty windows, screens, etc. it is very difficult for the inspector to determine if windows have failed seals.

Inspection limited/prevented by:

- Storage/furnishings

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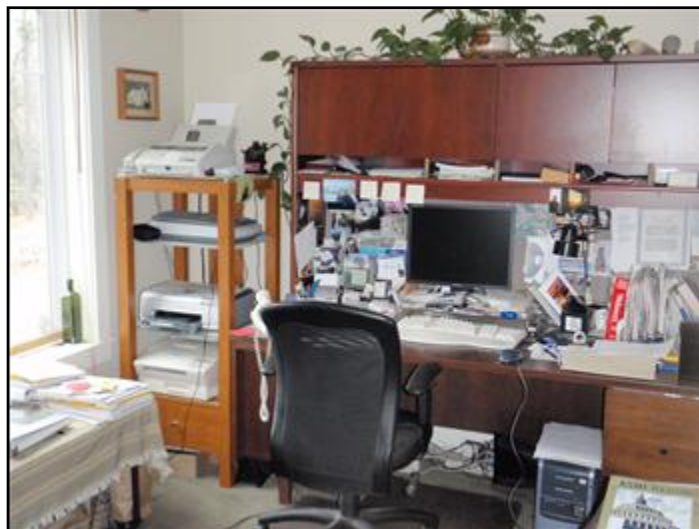
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Restricted access to: • Portions of the interior were not viewed due to furnishings



Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues

Crawlspace leakage: • Cannot predict how often or how badly crawlspace will leak

Findings and Recommendations

General

35. • Caulk tub and shower pan to floor.

Implication(s): Water damage to surrounding structure

Location: Hall Bath Upstairs

Task: Improve

Time: Discretionary

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36. • Ceiling fan noisy, wobbles

Implication(s): Nuisance

Location: Family Room

Task: Monitor

Time: Ongoing



WALLS \ Plaster or drywall

37. **Condition:** • [Cracked](#)

Implication(s): Cosmetic defects

Location: Master bedroom and bathroom

Task: Monitor

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38. Condition: • [Cracked](#)

Typical shrinkage crack

Implication(s): Cosmetic defects

Location: Bonus room

Task: Monitor



WINDOWS \ Glass (glazing)

39. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: Master Bedroom

Task: Improve

Time: Discretionary



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WINDOWS \ Frames

40. Condition: • Moisture intrusion evidence.

Implication(s): Possible hidden damage

Location: Office Window on Left

Task: Monitor / Repair as necessary

Time: Ongoing



DOORS \ Doors and frames

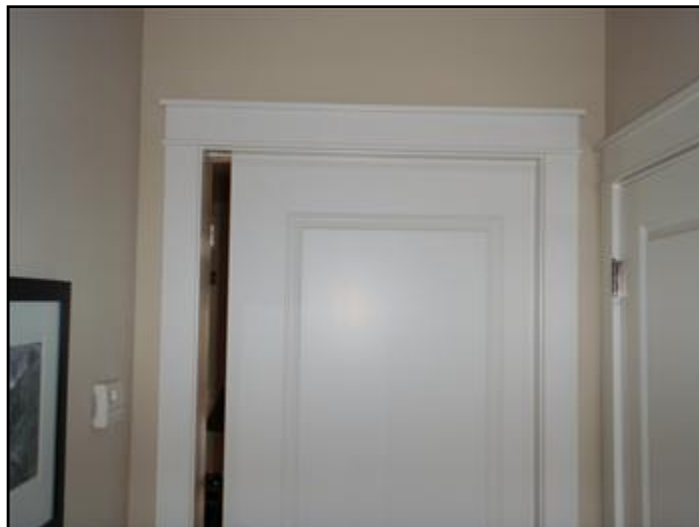
41. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Family Room Pocket Door

Task: Improve

Time: Discretionary



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42. Condition: • [Weatherstripping missing or ineffective](#)

Dog or cat damage suspected

Implication(s): Chance of water entering house | Increased heating and cooling costs | Reduced comfort

Location: Front door

Task: Correct

Time: Discretionary



GARAGE \ Man-door into garage

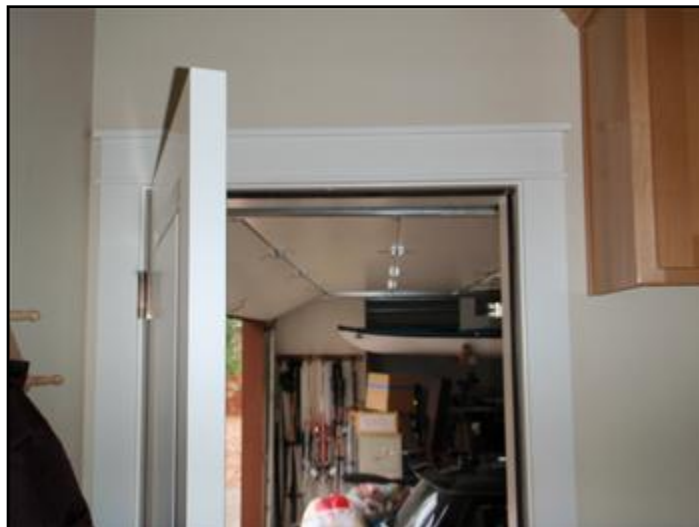
43. Condition: • [No self closer](#)

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Correct

Time: Immediate



EXHAUST FANS \ Exhaust fan

44. Condition: • [Noisy](#)

Implication(s): Reduced system life expectancy | Equipment failure

Location: Powder Room

Task: For your information

EXHAUST FANS \ Kitchen exhaust system

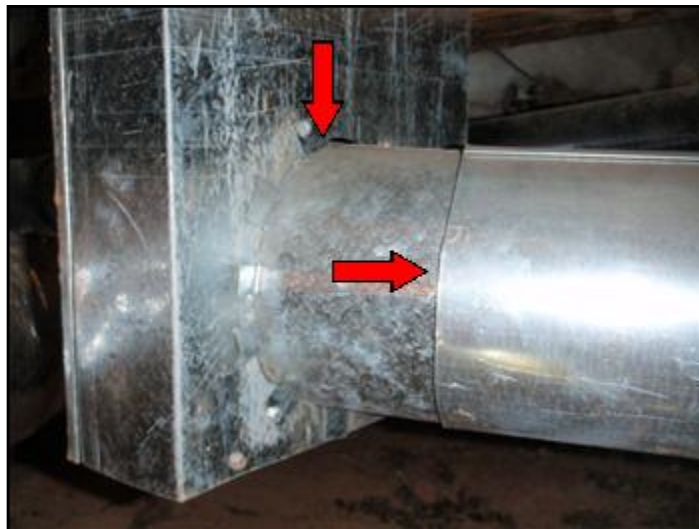
45. Condition: • Down draft vent in need of sealant

Implication(s): Air infiltration issues

Location: Crawl Space

Task: Correct

Time: Discretionary



APPLIANCES \ Dishwasher

46. Condition: • Loose

Implication(s): Reduced operability

Location: kitchen

Task: Improve

Time: Discretionary

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Description and Components

General: • Listing Agent was

Note: Ima Realtor, Realty Services

General: • Buyer's Agent was

Note: Tom Producer, Investors Realty

Weather: • Overcast • Ground was wet • There was rain the day before the inspection.

Approximate temperature: • 54°

Attendees: • Listing agent did not attend

Attendees: • Buyer • Buyer's Agent

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start time: • 8:00 AM

Approximate age of home: • 5 year

Approximate size of home: • 2500 ft.²

Building type: • Detached home • Bungalow

Number of dwelling units: • Single-family

Number of stories: • 2

Below grade area: • Crawlspace

Garage, carport and outbuildings: • Attached three-car garage

END OF REPORT



CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS – FOUR OR FEWER UNITS

Originally Adopted September 13, 1983

Revised November 1, 1996

Revised April 15, 1999

Revised July 12, 2003

Revised April 15, 2006 – Effective July 1, 2006

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5. Plumbing
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7. Heating and Cooling
8. Fireplaces and Chimneys
9. *Building* Interior

Part III. Limitations, Exceptions, and Exclusions

Part IV. Glossary of Terms

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to

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the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the end of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
 - 1. Foundation *system*
 - 2. Floor framing *system*
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- B. The *Inspector* is not required to:
 - 1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 - 2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

- A. Items to be *inspected*:
 - 1. Surface grade directly adjacent to the *buildings*
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be *inspected*:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow devices or drain line cleanouts

2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

- A. Items to be *inspected*:
 1. Service equipment
 2. Electrical panels
 3. Circuit wiring
 4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
 1. *Operate* circuit breakers or circuit interrupters
 2. Remove cover plates
 3. *Inspect* de-icing *systems* or *components*
 4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

- A. Items to be *inspected*:
 1. Heating equipment
 2. Central cooling equipment
 3. Energy source and connections
 4. Combustion air and exhaust vent *systems*
 5. Condensate drainage
 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 1. *Inspect* heat exchangers or electric heating elements
 2. *Inspect* non-central air conditioning units or evaporative coolers
 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
 1. Chimney exterior
 2. Spark arrestor
 3. Firebox
 4. Damper
 5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – *Building Interior*

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase

8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, structure, or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

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Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
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