



SHASTA PREMIER INSPECTION GROUP

530-598-7856

mike@shastapremier.com

<https://www.shastapremier.com/>



SELLER'S RESIDENTIAL INSPECTION REPORT

14419 Quartz Valley Dr
Fort Jones, CA 96032

Mike Gookin

04/24/2026



Inspector

Michael Colombo

CMI, CPI, CCPI, IAC2-02-7903,

NACHI12120604, OCHI 2297

530-598-7856

mike@shastapremier.com



Agent

Samantha Schlieter

Heritage Properties

530-598-0336

ssheritage@icloud.com

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SELLER'S INSPECTION REPORT

This inspection and report were ordered by, and prepared for, the seller(s) of this property. It is not intended to replace or satisfy any required seller disclosure obligations. This report should be considered separate from, and in addition to, those disclosures.

This report is not transferable and may not be relied upon by any party other than the seller(s) named in the report. Prospective buyers are encouraged to obtain their own independent home inspection. If you are a buyer and wish to order an updated inspection on this property, contact Shasta Premier Inspection Group at (530) 598-7856 for information about discounted pricing, buy-back coverage, and other client benefits.

Summary

Any summary section is not the full report. The complete inspection report, including all sections and attachments, should be reviewed in full to understand the home's condition. The summary highlights select observations but does not imply that any specific work must be completed.

Photos

Photos are representative examples provided for reference. They illustrate key observations but may not show every instance or extent of a condition. Captions indicate approximate locations. Evaluate the entire system or component, not individual photos alone.

Observation Categories

- 1) Maintenance (blue): routine upkeep or preventative care.
- 2) Deficiency (orange): conditions needing repair or improvement.
- 3) Safety (red): items that may pose potential hazards.

NOTE: A single system or area may include more than one category depending on context and severity.

Inspection Scope, Use & Limitations

This inspection was performed under the InterNACHI Standards of Practice by a Certified Professional Inspector. While parts of the inspection may exceed InterNACHI requirements, neither the inspector nor Shasta Premier Inspection Group is obligated to exceed those standards. Any information beyond the Standards is provided as a courtesy and does not create additional liability.

The inspection was a general, non-invasive, visual evaluation of the accessible systems and components of the property as observed at the date and time of inspection. It was not technically exhaustive and did not include destructive testing, specialized equipment, or disassembly of components. The general home inspection will not reveal every issue that exists or ever could exist, but only those items observed and reported on the date of the inspection. Cosmetic conditions are not reported unless they indicate or contribute to a functional concern.

The inspection covers only the visible and accessible components of the property. Areas that are concealed, inaccessible, unsafe, or not readily visible are excluded from evaluation. Systems or equipment disconnected from power, fuel, or water were not operated or reconnected. Unattached structures such as sheds, barns, or detached garages were not inspected unless specifically included by agreement.

Observations in this report reflect conditions visible at the time of inspection only. Property conditions may change after that point due to weather, maintenance, repairs, or subsequent work by others. No warranty, guarantee, or prediction of future performance is expressed or implied. Shasta Premier Inspection Group does not determine or confirm building code compliance, permit status, or the quality of workmanship or materials used in any system or repair.

This report is the property of Shasta Premier Inspection Group and the client named herein. It is non-transferable and may not be sold, copied, or relied upon by any other party. Unauthorized use or reliance voids the report in its entirety. Routine maintenance is essential to preserve property condition and safety.

For questions or to schedule a new inspection, contact Shasta Premier Inspection Group at (530) 598-7856 or info@shastapremier.com.

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ITEMS INSPECTED

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MAINTENANCE ITEM

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DEFICIENCY OBSERVED

- ⊖ 2.1.1 Roof Exterior - Covering: Damaged Areas
- 🔧 3.4.1 Exterior - Porch & Entryway: Paint or Seal
- 🔧 3.10.1 Exterior - Fascia: Paint or Seal
- 🔧 3.12.1 Exterior - Deck: Paint or Water Seal
- 🔧 3.16.1 Exterior - Stairways, Steps, Stoops, & Ramps: Paint or Water Seal
- ⊖ 3.16.2 Exterior - Stairways, Steps, Stoops, & Ramps: Moisture Damage or Deterioration
- ⊖ 4.1.1 Structural - Roof Structure: Evidence of Biological Growth
- ⊖ 5.10.1 Electrical - Switches & Receptacles: Damaged Switch or Receptacle
- ⊖ 5.13.1 Electrical - Smoke Detectors: Missing
- ⊖ 5.14.1 Electrical - Carbon Monoxide Detectors: Missing Co2 Units
- 🔧 6.3.1 Plumbing - Hot Water System - Controls, Flue & Venting: Service Life
- 🔧 6.4.1 Plumbing - Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Toilet Fixture Loose
- ⊖ 7.3.1 Heating / Air Handler - Equipment - Baseboard: Electric Unit Operation
- 🔧 13.5.1 Interior - Walls: Wall Crack – Monitoring Recommended
- 🔧 13.5.2 Interior - Walls: Damage - Minor
- ⊖ 13.5.3 Interior - Walls: Missing Trim
- ⊖ 13.6.1 Interior - Ceilings: Damage
- 🔧 15.2.1 Insulation - Floor Insulation: Loose, Falling, or Damaged
- 🔧 17.3.1 Garage - Detached - Foundation: Crack - Monitor

1: INSPECTION INFORMATION

Information

In Attendance Client	Occupancy Occupied	Type of Building Single Family
Architectural Style Ranch	Approximate Age 40 - 50 Years	Front Faces South
Temperature (approximate) 68 Fahrenheit (F)	Weather Conditions Clear	Inspection Method Non-Invasive, Visual, Tactile, Auditory, Olfactory, Operating Controls
Well Pump, Systems & Flow Testing Yes, Separate Report	Water Testing Yes, Separate Report	Mold Inspection & Testing No
Generator System Inspection No	Photovoltaic (Solar) System Inspection No	Pool Inspection No
Thermal/Infrared Imaging No	Sewer System Video Inspection No	Radon Testing No

2: ROOF EXTERIOR

Information

Inspection Method Binoculars, Ground, Ladder	Roof Type/Style Gable	Roof Structure Engineered Trusses, OSB/Plywood Sheathing
Covering: Material Asphalt Shingles	Covering: Layers Single Layer	Covering: Overall Condition Fair
Flashing: Material Metal	Flashing: Condition Good	Chimney or Flue: Chimney Exterior Metal Flue Pipe
Chimney or Flue: Condition Good	Skylights: Number of Skylights None	Other Roof Penetrations: Type Plumbing Vent Pipe, Exhaust Venting, Attic Venting
Other Roof Penetrations: Condition	Roof Drainage System: Gutter Material	Roof Drainage System: Condition Good

Good

Metal

ROOF SYSTEM: Annual Inspection Recommended

Roof systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the roof system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. Call us at 530-598-7856 to schedule your annual inspection.

Covering: REMAINING LIFE EXPECTANCY: Asphalt Shingles

The roof was covered with fiberglass composition asphalt shingles, commonly referred to as standard or three-tab shingles. These shingles are manufactured with a single-layer design consisting of a fiberglass reinforcing mat, asphalt, and ceramic-coated mineral granules. Standard asphalt shingles are generally less durable than laminated or architectural shingles and typically have an average total service life of approximately twenty (20) years under standard conditions.

At the time of inspection, the shingles exhibited general deterioration consistent with normal aging and appeared to be adequately protecting the underlying structure. **The estimated remaining service life of the roof covering is approximately two (2) to no more than five (5) years, provided that any repairs noted in this report are addressed in a timely manner and routine maintenance is performed.** This estimate is based solely on visual observations at the time of inspection and reflects typical performance ranges for this type of roof covering.

Many variables can affect actual service life, including installation methods, attic temperature, ventilation, climate, weather exposure, material quality, and mechanical damage. *The inspector cannot and does not certify, guarantee, or warranty the roof's condition, installation quality, or remaining service life, nor can any assurance be made that the roof will remain free of leaks or damage in the future.* This information is provided as a general guideline only. For a more detailed or authoritative assessment of roof condition and remaining life expectancy, consultation with a qualified roofing contractor is recommended.

Roof Drainage System: RECOMMENDED: Annual Cleaning & Maintenance

When rain gutter become clogged with leaves, pine needles and other debris, fascia, eaves and soffits can become damaged. Standing water, or water moving too slowly can contribute to gutter leaks and corrosion of metal gutters. Clogged rain gutters can also contribute to ice dams in the winter. Ice dams can be damaging to the roof. Rain gutters should be cleaned annually, to include any repairs needed at that time. Call us at 530-598-7856 to schedule your annual inspection.

Observations

2.1.1 Covering

 Deficiency Observed

DAMAGED AREAS

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more areas of the roof covering were observed to be damaged. This may include cracks, tears, loose or missing shingles, or other visible deterioration.

Implication: Damaged roof covering can allow water penetration and may lead to leaks or further deterioration of underlying materials.

Recommendation: Repair damaged areas of the roof covering as needed to restore a watertight seal and prevent future moisture intrusion.



3: EXTERIOR

Information

Inspection Method

Visual, Tactile

Grading & Drainage: Grading

Good

Grading & Drainage: Drainage

Good

Driveway: Information

Gravel

Driveway: Condition

Good

Walkways: Information

Concrete

Walkways: Condition

Good

Porch & Entryway: Information

Front Porch

Porch & Entryway: Material or Construction

Wood

Porch & Entryway: Condition

Good

Doors: Type or Material

Sliding Glass

Doors: Condition

Good

Windows: Type

Slider

Windows: Condition

Good

Siding: Siding Material

Plywood

Siding: Siding Style

T-111

Siding: Condition

Good

Trim: Material

Wood

Trim: Condition

Good

Eave & Soffit : Material

Wood

Eave & Soffit : Type

Open Eave

Eave & Soffit : Condition

Fascia: Material

Fascia: Condition

Good	Wood	Good
Balcony or Veranda: Information None	Deck: Information Deck	Deck: Material or Construction Wood
Deck: Condition Good	Deck Cover: Information Deck Cover	Deck Cover: Material or Construction Wood, Metal
Deck Cover: Condition Good	Patio: Information None	Patio Cover: Information None
Stairways, Steps, Stoops, & Ramps: Information Ramp, Steps	Stairways, Steps, Stoops, & Ramps: Material or Construction Wood	Stairways, Steps, Stoops, & Ramps: Condition Fair
Guardrails & Handrails: Material or Construction None	Retaining Wall: Information None	

EXTERIOR SYSTEMS: Annual Inspection Recommended

Exterior house systems become vulnerable and fail for various reasons, including moisture damage, wood destroying pests, mechanical damage, vegetation, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the exterior systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. Call us at 530-598-7856 to schedule your annual inspection.

Deck: RECOMMENDED: Annual Inspection

Deck, balcony and veranda structures commonly become compromised and fail, causing injury. There are various reasons this happens - aging, dry rot or other wood destroying organisms, fasteners aging, and incorrect construction methods. Failures can happen in an instant. To help prevent failure and keep the structure safe for use, it is recommended that the deck is inspected annually to determine the condition and safety of the structure. Call us at 530-598-7856 to schedule your annual inspection.

Limitations

Grading & Drainage

NON-TECHNICAL VISUAL OBSERVATION

A visual assessment of general grading and drainage was performed at the time of inspection. However, this is a general "eyeball" inspection and is not technically exhaustive, and no special equipment is used. This visual only evaluation is only intended to provide basic information on the condition of these systems. Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

Observations

3.4.1 Porch & Entryway



Maintenance Item

PAINT OR SEAL

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more areas were observed to have deteriorated, missing, or peeling paint or water seal, leaving exposed surfaces vulnerable to weathering.

Implication: Unsealed or unpainted surfaces are more susceptible to moisture penetration and sun exposure, which can lead to premature deterioration of the underlying materials.

Recommendation: It was recommended that affected areas be properly prepared and coated with a suitable exterior-grade paint or water-repellent sealant to protect against further weathering and extend the service life of the materials.



South

3.10.1 Fascia



Maintenance Item

PAINT OR SEAL

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more areas were observed to have deteriorated, missing, or peeling paint or water seal, leaving exposed surfaces vulnerable to weathering.

Implication: Unsealed or unpainted surfaces are more susceptible to moisture penetration and sun exposure, which can lead to premature deterioration of the underlying materials.

Recommendation: It was recommended that affected areas be properly prepared and coated with a suitable exterior-grade paint or water-repellent sealant to protect against further weathering and extend the service life of the materials.



South

3.12.1 Deck

 Maintenance Item

PAINT OR WATER SEAL

SEE PHOTO CAPTIONS

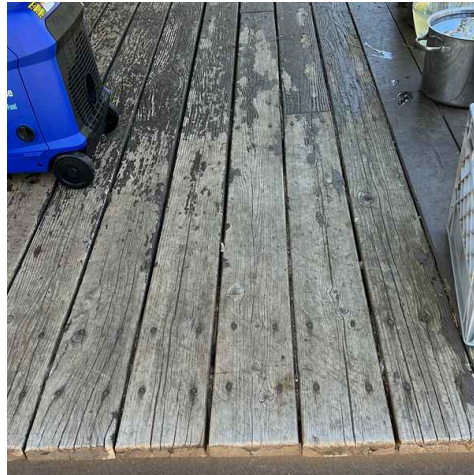
Observation: At the time of inspection, one or more areas were observed to have deteriorated, missing, or peeling paint or water seal, leaving exposed surfaces vulnerable to weathering.

Implication: Unsealed or unpainted surfaces are more susceptible to moisture penetration and sun exposure, which can lead to premature deterioration of the underlying materials.

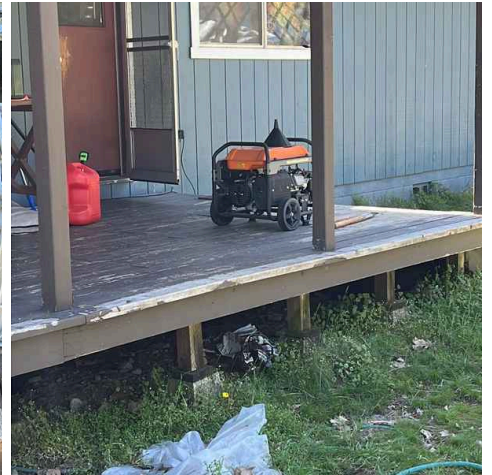
Recommendation: It was recommended that affected areas be properly prepared and coated with a suitable exterior-grade paint or water-repellent sealant to protect against further weathering and extend the service life of the materials.



North



North



North

3.16.1 Stairways, Steps, Stoops, & Ramps

 Maintenance Item

PAINT OR WATER SEAL

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more areas were observed to have deteriorated, missing, or peeling paint or water seal, leaving exposed surfaces vulnerable to weathering.

Implication: Unsealed or unpainted surfaces are more susceptible to moisture penetration and sun exposure, which can lead to premature deterioration of the underlying materials.

Recommendation: It was recommended that affected areas be properly prepared and coated with a suitable exterior-grade paint or water-repellent sealant to protect against further weathering and extend the service life of the materials.



South



North



North

3.16.2 Stairways, Steps, Stoops, & Ramps

 Deficiency Observed

MOISTURE DAMAGE OR DETERIORATION

SEE PHOTO CAPTIONS

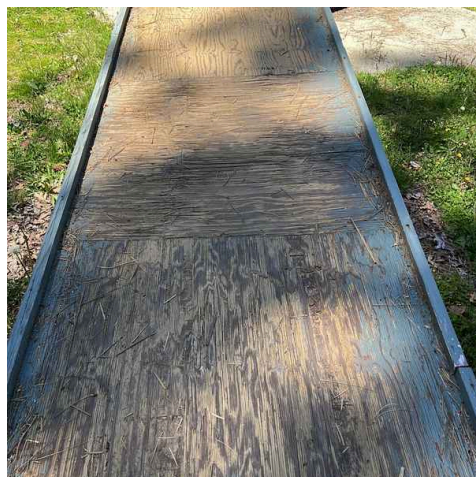
Observation: At the time of inspection, moisture-damaged areas were observed at the stair structure.

Implication: Moisture-damaged stair components can continue to deteriorate if left uncorrected and may affect the long-term condition, function, or support of the stair structure, depending on the location and extent of the damage.

Recommendation: It is recommended that the moisture-damaged areas be evaluated and correctly repaired by a qualified professional, and that affected materials be treated or replaced as needed to help inhibit further deterioration.



South



South

4: STRUCTURAL

Information

Inspection Method

Visual, Tactile

Attic Information

Attic Hatch - Interior Closet

Crawlspace Information

Interior Hatch

Roof Structure: Construction

2 X 4 Engineered Trusses

Roof Structure: Roof Sheathing Material

OSB/Plywood Sheathing

Roof Structure: Condition

Good

Ceiling Structure: Ceiling Structure

2 X 4 Joists

Ceiling Structure: Condition

Good

Wall Structure: Structure

2 X 4 Wood

Wall Structure: Condition

Good

Floor Structure: Structure

2 X 8 Wood Joists, 4 X 4 Wood Posts, Concrete Piers, 4 X 6 Wood Beam

Floor Structure: Sub-floor

OSB/Plywood

Floor Structure: Basement or Crawlpace Floor

Dirt

Floor Structure: Condition - Structure

Good

Foundation - Crawlpace & Exterior: Type

Masonry Block Perimeter Foundation

Foundation - Crawlpace & Exterior: Structural Material

Wood Joists, Wood Posts, Concrete Piers, Wood Beams

Foundation - Crawlpace & Exterior: Condition

Good

Foundation - Basement & Exterior: Type & Material

None

Foundation - Concrete Slab: Type

None

STRUCTURAL SYSTEMS: Annual Inspection Recommended

Structural systems become vulnerable and fail for various reasons, including leaking plumbing pipes, moisture damage, settling, wood destroying pests, mechanical damage, aging, etc. It is recommended that an annual inspection be conducted to determine the condition of the structural systems of the house that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. Call us at 530-598-7856 to schedule your annual inspection.

Limitations

Wall Structure

NON-INVASIVE VISUAL OBSERVATION

The wall structure inspection is limited to a visual, non-invasive observation of accessible wall surfaces from both the exterior and interior of the building. The inspector does not evaluate concealed portions of wall assemblies covered by siding, wallboard, insulation, or other finishes. Observations may include visible cracks, out-of-plumb areas, bulging, bowing, or other signs that could indicate a potential structural concern.

Observations

4.1.1 Roof Structure

**EVIDENCE OF BIOLOGICAL GROWTH**

SEE PHOTO CAPTIONS

Observation: At the time of inspection, evidence of biological growth was observed on attic surfaces. Testing was not performed to confirm the presence of active growth or to identify specific species. Mold in attics rarely affects indoor air quality in living spaces. Contributing factors may include inadequate attic ventilation, exhaust vents from bathrooms, kitchens, or laundry areas terminating into the attic, or other sources of excess moisture. It could not be determined if this condition represents an ongoing seasonal moisture problem.

Implication: Biological growth indicates that attic humidity or ventilation may not be balanced. Continued moisture conditions can lead to ongoing growth and potential damage to wood materials.

Recommendation: It is recommended that the attic be evaluated by a qualified specialist to determine whether remediation is needed and to identify any contributing ventilation or moisture issues. Alternatively, conditions may be monitored throughout the year to assess whether the issue persists. Mold testing may be ordered from Shasta Premier Inspection Group (530-598-7856 or www.ShastaPremier.com).

ADDITIONAL INFORMATION:

Mold in attics rarely impacts indoor air quality. Most attic mold is caused by moisture and poor ventilation rather than leaks. When warm indoor air enters a cool attic, condensation can form on roof sheathing, creating ideal conditions for growth.

Common indicators include dark staining on wood, damp or compressed insulation, frost on roof sheathing in winter, or a musty odor. Typical contributing factors include blocked soffit or ridge vents, bathroom or laundry exhaust ducts terminating into the attic, and occasional roof leaks around valleys, flashing, or stacks.

Improving ventilation, rerouting exhaust ducts to the exterior, and correcting moisture sources usually prevent recurrence once materials are cleaned or replaced.



Attic



Attic

5: ELECTRICAL

Information

General: Inspection Method

Visual, Test Equipment

General: Service Drop

Overhead

General: Service Provider

Pacific Power

Pacific Power: (888) 221-7070

Service Mast, Head, Drip Loop, & Conduit: Condition Good	Meter & Base: Meter Type Smart Meter	Main Panel: Main Panel Location Exterior
Main Panel: Panel Manufacturer Unknown	Main Panel: Overcurrent Protection Device Type Circuit Breaker	Main Panel: Panel Capacity 200 AMP
Main Service Disconnect: Panel Type Circuit Breaker	Main Service Disconnect: AMP Rating 200 AMP	Service Entrance Conductors: Electrical Service Conductors - Type Not Visible
Sub-panel: Sub-Panel Location Interior Bedroom	Sub-panel: Sub-Panel Manufacturer Murray	Sub-panel: Sub-Panel Type Circuit Breaker
Sub-panel: Sub-Panel Capacity 200 AMP	Branch Wiring, Circuits, Breakers & Fuses: Branch Wiring Copper	Branch Wiring, Circuits, Breakers & Fuses: Wiring Method Type NM (Romex)
Lighting Fixtures (Including Ceiling Fans): Condition Good	AFCI (Arc Fault Circuit Interrupt) : Information Not Present	GFCI (Ground Fault Circuit Interrupt) : Kitchen Not Present
GFCI (Ground Fault Circuit Interrupt) : Bathrooms Present	GFCI (Ground Fault Circuit Interrupt) : Utility/Laundry Room Not Present	GFCI (Ground Fault Circuit Interrupt) : Garage Not Present
GFCI (Ground Fault Circuit Interrupt) : Exterior Not Present	Smoke Detectors: Meet Current Standard? No	Carbon Monoxide Detectors: Meet Current Standard? No

General: INFORMATION: Annual Inspection Recommended

Electrical systems may develop problems for various reasons. Circuit breakers can become worn or weak; GFCI units can age and fail, vermin can chew or damage wiring, etc. For the safety of you, your family and investment annual inspection is recommended. Call us at 530-598-7856 to schedule your annual inspection.

Smoke Detectors: INFORMATION: California Requirements

Smoke alarms approved by the California State Fire Marshal are required on each floor, in each sleeping room, and in the hallway or area immediately outside sleeping rooms. Existing hardwired or battery-operated alarms that were approved and listed when originally installed do not need immediate replacement to meet newer standards. Battery-only alarms installed after July 1, 2014 must include a non-replaceable ten-year battery, display the date of manufacture, provide space for the installation date, and include a hush feature. Local ordinances may have additional requirements, so verification with local authorities is advised.

Smoke Detectors: RECOMMENDED: Always Check Smoke Detectors

All smoke detectors should be checked for adequate number and placement, and should be tested for proper operation upon moving into the house and annually thereafter.

Carbon Monoxide Detectors: INFORMATION: California Requirements

Carbon monoxide (CO) detection devices approved by the California State Fire Marshal are required in all residential dwellings that contain a fuel-burning appliance, fireplace, or attached garage. Devices must be installed outside each separate sleeping area and on every level of the dwelling, including basements. CO detectors in new construction or remodels must be hard-wired with battery backup and interconnected. Single-family homes were required to comply by July 1, 2011, and multi-family dwellings by January 1, 2013. CO detectors only detect carbon monoxide gas and do not detect smoke or fire unless labeled as combination units.

Carbon Monoxide Detectors: RECOMMENDED: Always Check Co2 Detectors

Carbon monoxide detectors are required when any liquid (gas, diesel, kerosene, etc.) or solid fuel (wood, wood pellets, etc.) appliances, fireplaces, or stoves are used for the house, and any dwelling with an attached garage. Existing carbon monoxide detectors, if any, should be tested for proper operation upon moving into the house and annually thereafter.

Observations

5.10.1 Switches & Receptacles

DAMAGED SWITCH OR RECEPTACLE

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more switches or receptacles were observed to be damaged.

Implication: Damaged electrical devices may expose live components, creating a potential shock or fire hazard.

Recommendation: It is recommended that damaged switches or receptacles be replaced for safety.

Deficiency Observed



Bedroom

5.13.1 Smoke Detectors

MISSING

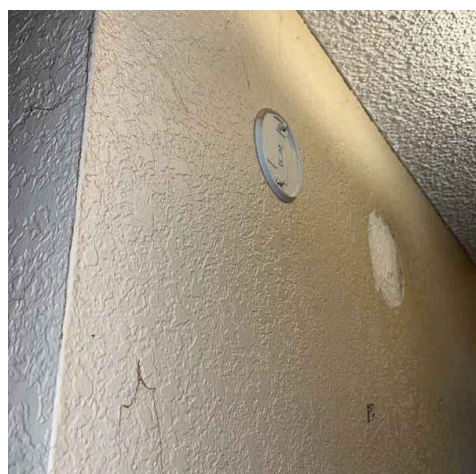
SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more smoke detectors were observed to be missing, or the number and placement did not appear to meet current California standards.

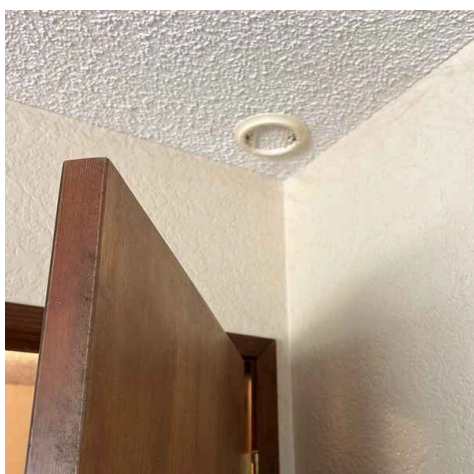
Implication: Missing or improperly placed smoke detectors reduce the home's ability to provide early warning in the event of a fire, increasing risk to occupants and property.

Recommendation: It is recommended that smoke detectors be installed or repositioned as needed to meet current California standards for safety.

Deficiency Observed



Hallway



Bedroom

5.14.1 Carbon Monoxide Detectors



MISSING CO2 UNITS

Observation: At the time of inspection, one or more carbon monoxide detectors were observed to be missing, installed in insufficient quantity, or located incorrectly based on current California standards.

Implication: Missing or incorrectly placed carbon monoxide detectors may not provide adequate warning in the event of elevated carbon monoxide levels, posing a serious safety risk to occupants.

Recommendation: It is recommended that carbon monoxide detectors be evaluated and installed or relocated as necessary to comply with current California standards.

6: PLUMBING

Information

Water Source Well	Sewer Septic System	Service Provider N/A
Filters, Softener, or Conditioner System Not Present	Treatment System Not Present	Main Water Shut-off Device: Location Pump house
Water Supply & Distribution System: Water Distribution Material Copper	Water Supply & Distribution System: Main Water Supply Material Not Visible	Hot Water System - Controls, Flue & Venting: Location Interior Closet
Hot Water System - Controls, Flue & Venting: Manufacturer Whirlpool	Hot Water System - Controls, Flue & Venting: Power Source/Type Electric	Hot Water System - Controls, Flue & Venting: Capacity 50 gallons
Hot Water System - Controls, Flue & Venting: Model No. E1F50RD045V	Hot Water System - Controls, Flue & Venting: Serial No. 0342126788	Hot Water System - Controls, Flue & Venting: Manufacture Date November 2003
Hot Water System - Controls, Flue & Venting: Unit Age 23 years	Plumbing Fixtures (Faucets, Sinks, Toilets, etc.): Condition Good	Drain, Waste, & Vent Systems: Material ABS
Drain, Waste, & Vent Systems: Washer Drain Size Not Visible	Exterior Hose Bibs (Faucets): Condition Good	Sewer Ejector Pump System: Location None
Basement or Crawlspace Sump Pump System: Location None	Fire Suppression System: Information Not Present	

PLUMBING SYSTEM: Annual Inspection Recommended

Plumbing systems develop problems at various points for various reasons. Plumbing leaks in walls, under sinks, in the crawlspace, and other locations can cause significant damage over time. It is recommended that an annual inspection be conducted to determine the condition of the plumbing system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems. Call us at 530-598-7856 to schedule your annual inspection.

Hot Water System - Controls, Flue & Venting: RECOMMENDED: Annual Maintenance

It is recommended to service your water heater unit annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Observations

6.3.1 Hot Water System - Controls, Flue & Venting



Maintenance Item

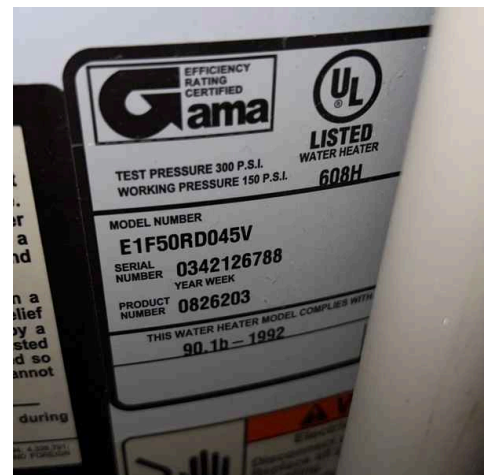
SERVICE LIFE

SEE PHOTO CAPTIONS

Observation: At the time of inspection, a conventional-style water heater was observed with an estimated age of twenty (20) years or more. Manufacture dates are typically coded into the serial number on the data label.

Implication: The average service life for conventional water heaters is approximately six to twelve years. Although age alone is not considered a deficiency, a unit of this age is near or beyond its typical service life and may be more prone to leakage or failure.

Recommendation: It was recommended that the water heater be closely monitored for signs of deterioration or leakage and replaced when necessary.



Closet

6.4.1 Plumbing Fixtures (Faucets, Sinks, Toilets, etc.)



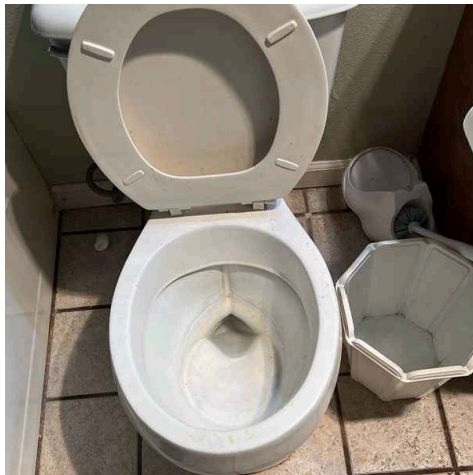
TOILET FIXTURE LOOSE

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more toilet fixtures were observed to be loose. No active leaks were observed at the time of inspection.

Implication: A loose toilet fixture can affect the seal at the base and may allow movement that can lead to leaks, moisture damage, or further loosening over time.

Recommendation: It is recommended that the loose toilet fixture be correctly secured and repaired by a qualified professional as needed.



Bathroom



Bathroom

7: HEATING / AIR HANDLER

Information

General: Inspection Method
Visual, Tactile

Equipment - Monitor: Information
Furnace

Equipment - Monitor: Manufacturer
Monitor

Equipment - Monitor: Energy Source
Kerosene

Equipment - Monitor: Location
Living Room

Equipment - Monitor: Filters
N/A

Equipment - Monitor: Model No.

Equipment - Monitor: Serial No.

M2400

800184

Equipment - Monitor:

Manufacture Date

Unknown

Equipment - Monitor: Age

Unknown

Equipment - Baseboard: Information

Electric Baseboard

Equipment - Baseboard: Manufacturer

Unknown

Equipment - Baseboard: Energy Source

Electric

Equipment - Baseboard: Location

Bedroom, Kitchen

Normal Operating Controls: Location of Thermostat

On Unit

Distribution System: Configuration

Heat Pump

Vents, Flues & Chimneys: Condition

Good

Installed Heat Source in Each Room: Information

Not Present

Equipment - Monitor: RECOMMENDED: Servicing

Recommend a qualified HVAC technician clean and perform routine service of the system upon moving into the house, prior to use, and annually thereafter. This includes radiant floor systems.

Observations

7.3.1 Equipment - Baseboard

ELECTRIC UNIT OPERATION

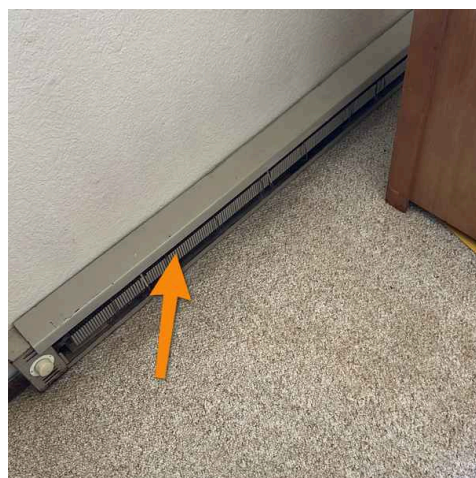
SEE PHOTO CAPTIONS

 Deficiency Observed

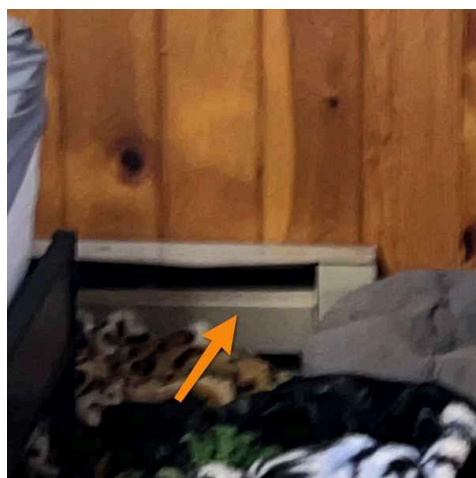
Observation: At the time of inspection, one or more electric heating units were observed to be inoperable. This condition may result from factors such as damaged or faulty components, disconnected circuits, or tripped breakers.

Implication: Inoperable heating units can reduce comfort and efficiency, and may indicate an underlying electrical or mechanical issue requiring repair.

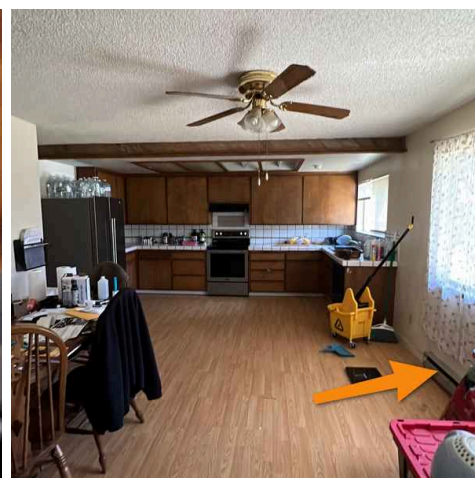
Recommendation: It was recommended that a qualified technician evaluate the affected heating units and make any necessary repairs to restore correct operation.



Bedroom



Bedroom



Kitchen

8: COOLING

Information

Inspection Method

None

Limitations

General

PORTABLE UNIT

Portable units are not inspected within the scope of a general home inspection. If any portable units are included in the purchase/sale of this property, they were not inspected and operating condition is unknown.

9: HVAC DUCTWORK

Information

Inspection Method

None

Information: Location

None

10: FUEL STORAGE, SUPPLY & DISTRIBUTION

Information

Inspection Method

Visual, Tactile

Fuel Type

Kerosene

Fuel Supply Storage: Storage Location

West

Fuel Supply Storage: Storage Type Main Shut Off: Location

Above Ground

At Tank

Distribution: Type or Material

Copper Tubing

11: FIREPLACE

Information

General: Information

None

12: WOOD STOVE

Information

General: Information

Wood Burning Stove

General: Manufacturer

Kuma Stove Co.

General: Model Name or Number

TAMARACK

General: Serial Number

5677

General: Manufacture or Installation Date

February 2013

Clean-out Doors & Frames: Condition

Good

Damper Operation: Condition

Good

Interior/Fire Box: Condition

Good

Hearth & Wall Clearances: Condition

Good

General: RECOMMENDED: Service Before Use

Recommend service by qualified technician/chimney sweep for cleaning, maintenance and any necessary repairs (to include flue and/or flue pipe) prior to use, and once each year before cold season.

General: RECOMMENDED: Annual Inspection

Wood or fuel burning stove systems develop problems at various points for various reasons. Damage to fireboxes, flue and other systems can cause various hazards for the house and its residents. It is recommended that an annual inspection be conducted to determine the condition of the stove system that will make repair & maintenance recommendations. This will protect your investment and prolong the service life of these systems.

General: INFORMATION: Not an NFPA Title 211, Chapter 15 Inspection

This section of the general inspection is not intended to comply with or be an NFPA Title 211, Chapter 15 fireplace or wood stove inspection. Shasta Premier Inspection Group can provide an NFPA Title 211, Chapter 15, Level 2 fireplace and/or wood stove inspection, and is subject to a separate fee. Shasta Premier Inspection Group's NFPA fireplace and wood stove inspections (subject to separate fee) are intended to comply with NFPA Title 211, Chapter 15, Level 2 and should satisfy lender requirements. Please contact Shasta Premier Inspection Group at 530-598-7856, or at info@ShastaPremier.com or order a separate NFPA fireplace or wood stove inspection.

Limitations

General

NON-TECHNICAL, NON-INVASIVE, VISUAL OBSERVATION

An NFPA Wood Stove inspection was NOT conducted. A visual assessment of the wood or liquid fuel burning stove includes doors, firebox, hearth, and exterior flue pipe or chimney. The interior flue was not inspected. This is a general visual inspection and is not technically exhaustive, and special equipment may or may not have been used. This visual only evaluation is only intended to provide basic information and education on the condition of these systems. It is strongly recommended that a specialized technician be contacted to evaluate the entire fireplace system, to include the interior flue.

This inspection provides observed conditions at the time of inspection only, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict the safety, future damage, operability, or failure of any system, component or unit.

Additionally, if the observations were made during dry weather conditions and no visual indication of deficiency was noted; the conditions may change during the wet season.

13: INTERIOR

Information

General: Inspection Method Visual, Tactile, Operated	Doors: Type/Material Wood	Doors: Condition Good
Windows: Manufacturer Viking	Windows: Window Type Sliders, Dual Pane	Windows: Condition Good
Floor Covering: Floor Covering Carpet, Tile, Wood/Laminate	Floor Covering: Condition Good	Walls: Wall Material Drywall, Wood, Paneling
Walls: Condition Good	Ceilings: Ceiling Material Drywall, Wood	Ceilings: Condition Good
Skylights: Condition None	Stairways & Steps: Condition None	Guardrails & Handrails: Condition None
Kitchen Cabinets & Countertops: Cabinetry Wood	Kitchen Cabinets & Countertops: Countertops Tile	Kitchen Cabinets & Countertops: Condition Good
Bathroom Cabinets & Countertops: Cabinetry Wood	Bathroom Cabinets & Countertops: Countertops Laminate	Bathroom Cabinets & Countertops: Condition Good
Shower/Tub & Enclosure: Condition Good	Laundry Room: Cabinets Wood	Laundry Room: Countertops None
Laundry Room: Condition Good	Laundry Room: Dryer Power Source 220 Electric	Central Vacuum System: Information Not Present

Ceilings: Acoustic-type

Acoustic-type ceiling was observed; either popcorn-type or tiles. These acoustic ceiling materials in a house this age might contain asbestos. The presence of asbestos containing materials does not necessarily present a hazard.

Homeowners should be aware of and knowledgeable about these materials to better understand about asbestos in the home.

[Follow this link for more information](#)

Limitations

Shower/Tub & Enclosure

SHOWER PAN(S) NOT LEAK TESTED

The shower pan(s), if any, was NOT tested for leaking at the time of inspection. This inspection provides visual-only observations at the time of inspection, and does not provide or imply any warranty or guarantee of any system, component, or unit performance beyond this date, nor does it predict safety, future damage, operability, or failure of any system, component or unit.

Observations

13.5.1 Walls

WALL CRACK - MONITORING RECOMMENDED



Maintenance Item

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more moderate cracks were observed in the interior walls. These cracks appeared slightly wider or more defined than typical cosmetic cracking and may indicate minor movement or stress at framing joints.

Implication: While not necessarily a structural concern, cracks of this type can result from localized settling, framing movement, or variations in humidity and temperature. Continued widening or new cracking could suggest ongoing movement.

Recommendation: Repair cracks as desired for appearance and monitor periodically for changes. If cracking worsens or recurs after repair, have the area evaluated by a qualified contractor or structural specialist.



Living Room

13.5.2 Walls

DAMAGE - MINOR



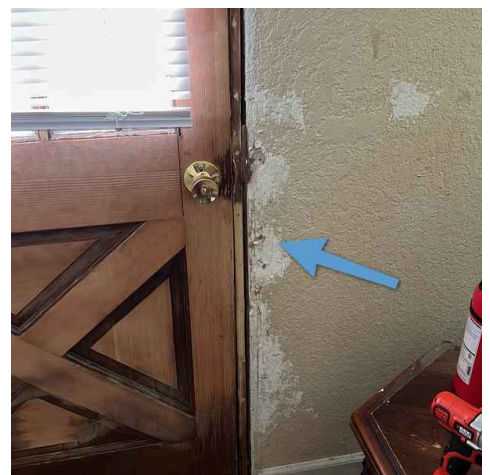
Maintenance Item

SEE PHOTO CAPTIONS

Observation: One or more areas of the walls and/or trim were observed to be damaged at the time of inspection.

Implication: Damaged wall or trim surfaces can affect appearance and may allow further deterioration if not repaired.

Recommendation: Repair damaged areas as needed to restore condition and appearance.



Living Room

13.5.3 Walls

 Deficiency Observed

MISSING TRIM

SEE PHOTO CAPTIONS

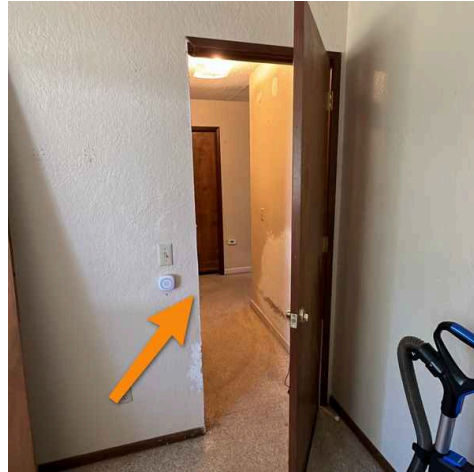
Observation: At the time of inspection, one or more areas of interior trim were observed to be missing.

Implication: Missing trim primarily affects the finished appearance of the interior and is typically considered cosmetic in nature. In some cases, however, it may leave small gaps that allow drafts or debris accumulation.

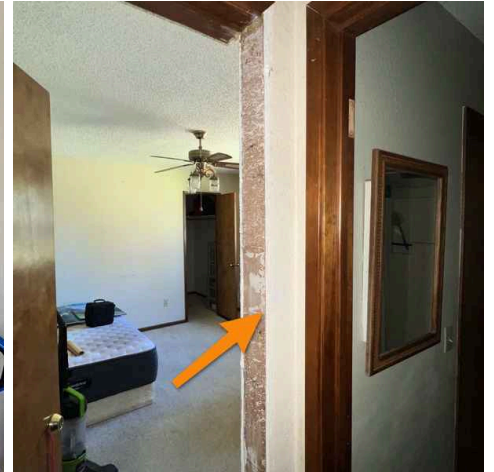
Recommendation: It is recommended that missing trim be repaired or replaced for proper finish and appearance.



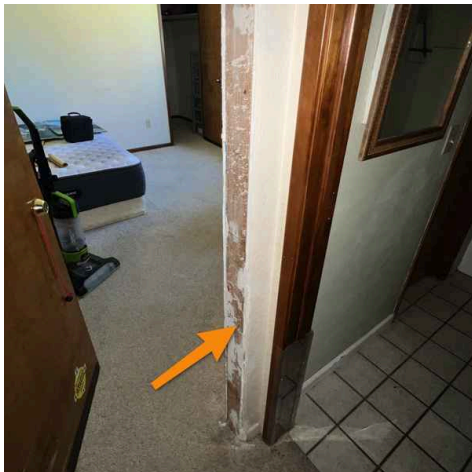
Bathroom



Bedroom



Bedroom



Bedroom

13.6.1 Ceilings

 Deficiency Observed

DAMAGE

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more areas of the ceiling were observed to be damaged, deteriorated, or missing sections. In this case the attic hatch cover was broken.

Implication: Damaged or deteriorated ceiling materials can affect the finished appearance of the area and may allow further deterioration depending on the cause and extent of the condition.

Recommendation: It is recommended that the affected ceiling areas be correctly repaired or replaced by a qualified professional as needed.



Closet

14: APPLIANCES

Information

Inspection Method

Visual, Tactile, Operating Controls

Refrigerator: Manufacturer

Maytag

Refrigerator: Condition

Good

Range/Oven Combo:

Manufacturer

Maytag

Range/Oven Combo: Energy

Source

Electric

Range/Oven Combo: Condition

Good

Cooktop: Manufacturer

None

Wall Oven: Manufacturer

None

Exhaust Hood: Manufacturer

Broan

Exhaust Hood: Venting Type

Vented

Exhaust Hood: Condition

Good

Built-in Microwave:

Manufacturer

None

Dishwasher: Manufacturer

Frigidaire

Dishwasher: Condition

Good

Garbage Disposal: Manufacturer

None

Trash Compactor: Manufacturer

None

15: INSULATION

Information

Inspection Method

Visual, Tactile

Ceiling Insulation: Insulation Type

Ceiling Insulation: Approximate R-Value

Batt	R-13	
Ceiling Insulation: Condition Good	Floor Insulation: Information Batt	Floor Insulation: Approximate R-Value R-19
Floor Insulation: Condition Good	Vapor Retarders : Vapor Barrier Present None	

Observations

15.2.1 Floor Insulation

Maintenance Item

LOOSE, FALLING, OR DAMAGED

SEE PHOTO CAPTIONS

Observation: At the time of inspection, sections of floor insulation were observed to be loose, falling, damaged, or deteriorated. As a result, the insulation may not have been providing full thermal protection to the structure.

Implication: Loose or damaged insulation can reduce energy efficiency and allow heat loss through the floor system.

Recommendation: It was recommended that damaged or displaced insulation be repaired or replaced as needed to restore consistent coverage and thermal performance.



Crawlspace



Crawlspace



Crawlspace

16: VENTILATION

Information

Inspection Method Visual, Tactile	Dryer Vent Rigid Metal	Ventilation in Attic: Attic Ventilation Gable Vents, Eave Vents, J-Vents
Ventilation in Foundation or Basement: Foundation	Exhaust Systems: Exhaust Fans Fan/Heat/Light	

Ventilation

Yes

Exhaust Systems: RECOMMENDED: Clean Dryer Duct Semi-Annually

It is highly recommended that the clothes dryer vent duct is cleaned upon moving into the home, and semi-annually thereafter. Several pounds of lint and water vapor are discharged with each load of laundry that is dried. This damp lint builds up in the vent duct, and if left unattended for too long can be a fire hazard.

17: GARAGE - DETACHED

Information

General: Visual Condition Good	Roof: Structure 2 X 6 Rafters	Roof: Roof Covering Asphalt Shingles
Roof: Roof Covering Condition Good	Roof: Flashing Material Metal	Roof: Flashing Condition Good
Foundation: Type & Material Concrete Slab	Foundation: Condition Good	Garage Door: Type & Material Roll-up, Metal
Garage Door: Automatic Door Opener Chamberlain	Garage Door: Insulated No	Garage Door: Door Condition Good
Garage Door: Battery Backup for Automatic Door? Present	Walkways: Information Concrete	Walkways: Condition Good
Siding: Siding Material Plywood	Siding: Siding Style T-111	Siding: Condition Good
Trim: Material Wood	Trim: Condition Good	Fascia: Material Wood
Fascia: Condition Good	Eave & Soffit : Material Wood	Eave & Soffit : Type Open Eave
Eave & Soffit : Condition Good	Ceiling: Ceiling Material Drywall	Ceiling: Insulated Yes
Ceiling: Condition Good	Walls: Wall Material Drywall	Walls: Condition Good
Floor: Floor Material or Covering Concrete	Floor: Condition Good	Windows: Manufacturer Unknown
Windows: Window Type Sliders, Single Pane	Windows: Condition Good	Personnel Door : Type or Material Steel
Personnel Door : Condition Good	Personnel Door : Self Closing N/A	Personnel Door : Fire Door N/A

Stairways, Steps, Stoops, & Ramps: Information

N/A

Guardrails & Handrails: Material or Construction

None

Foundation: INFORMATION: Concrete Slab Foundation Cracks

Cracks in concrete slab foundations are common and usually result from normal shrinkage during curing, minor settling, or soil movement. These cracks do not necessarily indicate a structural problem and are often cosmetic. If flooring is removed or replaced, additional cracks may become visible. Cracks can be evaluated and sealed before new flooring is installed to help reduce moisture penetration and extend the slab's service life.

Common Crack Types: Shrinkage (from curing and water loss); Expansion (from temperature changes); Heaving (from freeze/thaw or roots); Settling (from soil voids); Overloading (from excess weight); and Drying (surface or finishing cracks).

Observations

17.3.1 Foundation



Maintenance Item

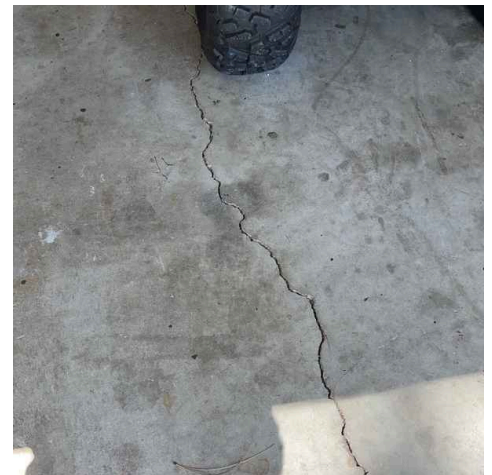
CRACK - MONITOR

SEE PHOTO CAPTIONS

Observation: At the time of inspection, one or more moderate cracks were observed in the concrete slab foundation. Some cracks appeared slightly wider or more pronounced than typical shrinkage cracks, suggesting minor movement or stress.

Implication: These cracks may indicate localized settling or soil movement beneath the slab. While not necessarily a sign of structural compromise, ongoing movement could lead to further cracking or unevenness if not monitored.

Recommendation: Seal cracks to help prevent moisture penetration and monitor periodically for additional movement or widening. If cracks continue to develop, have the area evaluated by a qualified foundation or concrete specialist.



Garage

18: GARAGE - ATTACHED

Information

Inspection Method

None

19: CARPORT

Information

Inspection Method

None

STANDARDS OF PRACTICE

Inspection Information

Unless otherwise noted in any section, InterNACHI Standards of Practice for residential inspection were followed for this inspection, except where noted under Limitations. InterNACHI Standards of Practice residential inspection are incorporated herein by reference, and are available to view and download at: https://shastapremier.com/wp-content/uploads/2020/02/InterNACHI_SOP_and_COE-March_2018.pdf

1. Definitions and Scope:

1.1. A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

1. An inspection is not technically exhaustive.
2. An inspection will not identify concealed or latent defects.
3. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
4. An inspection will not determine the suitability of the property for any use.
5. An inspection does not determine the market value of the property or its marketability.
6. An inspection does not determine the insurability of the property.
7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
8. An inspection does not determine the life expectancy of the property or any components or systems therein.
9. An inspection does not include items not permanently installed.
10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.
2. the condition of any component or system that is not readily accessible.
3. the service life expectancy of any component or system.
4. the size, capacity, BTU, performance or efficiency of any component or system.
5. the cause or reason of any condition.
6. the cause for the need of correction, repair or replacement of any system or component.
7. future conditions.
8. compliance with codes or regulations.
9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
10. the presence of mold, mildew or fungus.
11. the presence of airborne hazards, including radon.
12. the air quality.
13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
14. the existence of electromagnetic fields.
15. any hazardous waste conditions.
16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
17. acoustical properties.

18. correction, replacement or repair cost estimates.
19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems, such as, but not limited to:
 1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
5. any shut-off valves or manual stop valves.
6. any electrical disconnect or over-current protection devices.
7. any alarm systems.
8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the inspector's opinion, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than a home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.