



TRI-COUNTY CERTIFIED INSPECTIONS

RESIDENTIAL • COMMERCIAL

(707)928-0170 • (209)202-5350 • (888)928-0170

Report Information



Client Information

Client Name	Sample Report
Client Phone	(888)928-0170
Client Address	3644 Tri-County Rd. Cobb, CA. 95426
Client EMail	lance@tcciinc.com

Property Information

Property Address	123 Inspection Rd. Cobb, CA. 95426
Approximate Year Built	1987
Approximate Square Footage	1650
Number of Bedroom(s)	3
Number of Bathroom(s)	2
Direction House Faces	West

Inspection Information

Inspection Date	December 2, 2009
Inspection Start/End Time	11:30 am / 2:45 pm
Weather Conditions	Dry / Cold
Outside Temperature	35
People Present During Inspection	All Interested Parties
Price for Inspection(s)	\$350.00

AS = Appears Serviceable **NR** = Needs Repair **SA** = Safety **NA** = Not Applicable
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1 Grounds

1.1 Grading

1.1.1 Grading Slope Moderate

1.1.2 Grading Conditions AS

1.2 Driveway/Sidewalk & Walkways

1.2.1 Driveway/Sidewalk Material(s) Concrete

1.2.2 Driveway/Sidewalk Conditions AS Comments: Common cracks for a surface of this age

1.3 Vegetation

1.3.1 Vegetation Conditions AS

1.4 Retaining Wall

1.4.1 Retaining Wall Material

1.4.2 Retaining Wall Conditions AS

2 Exterior

2.1 Front Entrance

2.1.1 Front Entrance Type Covered Porch

2.1.2 Front Entrance Conditions AS

2.1.3 Rear Entrance Type Uncovered Porch

2.1.4 Rear Entrance Conditions AS

2.2 Exterior Walls

2.2.1 Structure Type Wood Frame

2.2.2 Exterior Wall Covering Stucco

2.2.3 Exterior Wall & Trim Conditions AS Comments: Common cracks in stucco for this age of home

2.2.4 Eave/Soffit/Fascia Conditions AS

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2.3 Exterior Windows/Doors

2.3.1 Window Type Sliding

2.3.2 Window Material(s) Vinyl

2.3.3 Window Conditions AS

2.3.4 Exterior Door Conditions AS

2.4 Exterior Water Faucet(s)

2.4.1 Faucet(s) Conditions AS

3 Roofing

3.1 Roof Covering

3.1.1 Method of Inspection Walked on

3.1.2 Roof Style Gable

3.1.3 Roof Covering Material Composition shingle

3.1.4 Number of Layers One

3.1.5 Roof Condition AS

3.1.6 Flashing Conditions AS

3.1.7 Condition of Roof Penetrations NR Comments: Missing flashing around Exhaust/Vent Pipe



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3.1.8 Gutter and Down Spout Conditions

AS

3.2 Chimney

3.2.1 Chimney Material

Brick

3.2.2 Chimney Condition

SA

Comments: Bee hive in chimney needs to be removed Missing Spark Arrester on Chimney Cap



3.3 Attic

3.3.1 Access Location

Bedroom Closet

3.3.2 Method of Inspection

Entered Attic

3.3.3 Roof Frame Type

Trusses

3.3.4 Roof Frame Condition

AS

3.3.5 Ceiling Frame Type

Trusses

3.3.6 Ceiling Frame Condition

AS

3.3.7 Attic Ventilation Type

Gable Vents Rotary Vent Gable Fan

3.3.8 Attic Ventilation Condition

AS

3.3.9 Attic Insulation Type

Blown in

3.3.10 Attic Insulation Condition

AS

3.3.11 Attic Fan(s) Condition

AS

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4 Heating/Air

4.1 Heating

4.1.1 Location of Unit(s)	Hall Closet
4.1.2 Heating Type	Forced Air
4.1.3 Energy Source	Natural Gas
4.1.4 Unit(s) Condition	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green;">AS</div>
4.1.5 Distribution Type	Registers
4.1.6 Distribution Conditions	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green;">AS</div>
4.1.7 Ventilation Conditions	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green;">AS</div>
4.1.8 Thermostat Condition	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green;">AS</div>

4.2 Air Conditioning/Cooling

4.2.1 Type of Cooling System	Split System
4.2.2 A/C Unit Power	240V
4.2.3 A/C Unit Conditions	<div style="border: 1px solid orange; padding: 2px; display: inline-block; color: orange; margin-right: 10px;">NR</div> Comments: Warm Air is only coming out of the A/C unit It is recommended that a contractor be called for further evaluation and repairs.
4.2.4 A/C Line Conditions	<div style="border: 1px solid green; padding: 2px; display: inline-block; color: green;">AS</div>

4.3 Fireplace

4.3.1 Fireplace Location	Living Room
4.3.2 Fireplace Type	Wood Burning
4.3.3 Fireplace Conditions	<div style="border: 1px solid red; padding: 2px; display: inline-block; color: red; margin-right: 10px;">SA</div> Comments: Excessive Creosote

5 Electrical

5.1 Service Drop/Weatherhead

5.1.1 Electrical Service Type/Material	Aluminum Overhead
5.1.2 Number of Conductors	Two

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5.1.3 Electrical Service Condition	AS
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5.1.4 Grounding Conditions	AS
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5.2 Main Electrical Panel

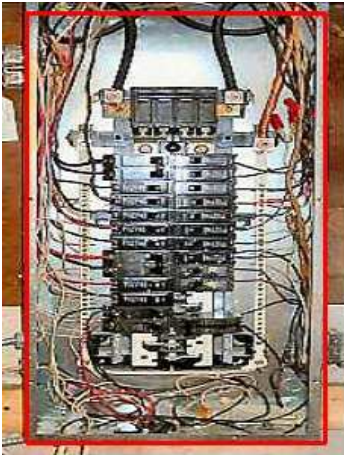
5.2.1 Main Disconnect Location	At Main Panel
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5.2.2 Electric Panel Location	North Side of House
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5.2.3 Panel Amperage Rating	100
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5.2.4 Circuit Protection Type	Breakers
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5.2.5 Electric Panel Conditions	SA Comments: Missing Dead Front
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5.3 Wiring/Conductors

5.3.1 Conductor Type	Copper
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5.3.2 Wiring Method	Plastic-Sheathed
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5.4 Electrical Sub Panel(s)

5.4.1 Sub Panel Location(s)	Garage
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5.4.2 Sub Panel Conditions	AS
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6 Plumbing

6.1 Water Main Line

6.1.1 Main Shut-off Location	Front yard near driveway
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6.1.2 Main Line Material	Galvanized Steel
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6.1.3 Main Line & Valve Conditions	AS
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6.2 Water Supply Lines

6.2.1 Supply Line Material	Galvanized
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6.2.2 Supply Line Conditions	AS
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6.3 Drain/Waste Lines

6.3.1 Drain Line Material	Cast/Lead
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6.3.2 Drain Line Conditions	AS
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6.4 Plumbing Vent System

6.4.1 Plumbing Vent Pipe Material	Galvanized
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6.4.2 Plumbing Vent Condition	AS
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6.5 Gas/Oil Fuel Systems

6.5.1 Main Shut-off Location	Gas Meter next to Electrical Panel
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6.5.2 Fuel Line Material	Black Steel
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6.5.3 Fuel Line Conditions	AS
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6.5.4 Fuel Storage Tank Condition	NA
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6.6 Water Heater(s)

6.6.1 Water Heater Type	Gas
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6.6.2 Water Heater Location	Garage
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6.6.3 Water Heater Capacity	60 gal.
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6.6.4 Water Heater Condition	AS
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7 Interiors

7.1 Walls/Ceilings/Floors

7.1.1 Wall Conditions	AS
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7.1.2 Ceiling Conditions

AS

7.1.3 Floor Conditions

AS

7.1.4 Closet Conditions

AS

7.1.5 Heating Source Conditions

AS

7.2 Windows/Doors

7.2.1 Interior Window Conditions

AS

7.2.2 Interior Door Conditions

AS

7.3 Electrical Conditions

7.3.1 Electrical Conditions

AS

7.3.2 Lighting Conditions

AS

7.3.3 Ceiling Fan Conditions

AS

7.3.4 Smoke Detectors Present?

Yes

8 Kitchen**8.1 Walls/Ceilings/Floors**

8.1.1 Wall Conditions

AS

8.1.2 Ceiling Conditions

AS

8.1.3 Floor Conditions

AS

8.1.4 Closet Conditions

NA

8.1.5 Heat Source Conditions

AS

8.2 Windows/Doors

8.2.1 Kitchen Window Conditions

AS

8.2.2 Kitchen Door Conditions

AS

8.3 Electrical Conditions

8.3.1 Electrical Conditions

AS

8.3.2 Lighting Conditions

AS

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8.3.3 Ceiling Fan Conditions

NA**8.4 Kitchen Sink/Counter Tops/Cabinets**

8.4.1 Counter Condition

AS

8.4.2 Cabinet Conditions

NR

Comments: Loose Hardware

8.4.3 Sink Plumbing Conditions

AS

8.4.4 Sink Faucet Condition

NR

Comments: Plugged and slow to dispense water

8.4.5 Garbage Disposal Condition

AS**8.5 Appliances**

8.5.1 Stove/Range Type

Gas

8.5.2 Stove/Range Condition

AS

8.5.3 Hood/Fan Conditions

AS

8.5.4 Dishwasher Condition

AS

8.5.5 Refrigerator Condition

AS

8.5.6 Microwave Condition

AS**9 Bath(s)****9.1 Walls/Ceilings/Floors**

9.1.1 Wall Conditions

AS

9.1.2 Ceiling Conditions

AS

9.1.3 Floor Conditions

AS

9.1.4 Closet Conditions

NA

9.1.5 Heat Source Conditions

AS**9.2 Windows/Doors**

9.2.1 Bathroom Window Conditions

NA

9.2.2 Bathroom Door Conditions

AS

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9.3 Electrical Conditions

9.3.1 Electrical Conditions AS

9.3.2 Lighting Conditions SA

Comments: No safety glass in light fixture above shower Light switch installed in shower area It is recommended that a contractor be called for further evaluation and repairs.



9.3.3 Ventilation Fan Conditions AS

9.4 Bathroom Sink

9.4.1 Counter/Cabinet Conditions AS

9.4.2 Sink Plumbing Conditions AS

9.4.3 Sink Faucet Condition AS

9.5 Shower/Tub/Toilet

9.5.1 Shower Enclosure Condition AS

9.5.2 Tub Condition AS

9.5.3 Faucet Condition AS

9.5.4 Toilet Condition AS

10 Garage/Laundry

10.1 Garage

10.1.1 Garage Type Attached

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10.1.2 Wall Conditions

AS

10.1.3 Ceiling Conditions

AS

10.1.4 Floor Conditions

AS

10.1.5 Window Conditions

AS

10.1.6 Door Conditions

AS

10.1.7 Vehicle Door Conditions

AS

10.1.8 Automatic Door Opener
Condition

RI

Comments: Adjustment Needed on Return side

10.1.9 Electrical/Lighting

AS

10.2 Laundry Room

10.2.1 Laundry Room Location

Garage

10.2.2 Laundry Room Conditions

SA

Comments: Exposed Wires It is recommended that a contractor be called for further evaluation and repairs.

**11 Foundation/Crawl Space****11.1 Foundation**

11.1.1 Access Method

Door

11.1.2 Access Condition

AS

11.1.3 Foundation Type

Crawl Space

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11.1.4 Foundation Material Concrete Block

11.1.5 Foundation Condition **AS**

11.1.6 Column Type Wood

11.1.7 Column Conditions **AS**

11.1.8 Ventilation Conditions **AS**

11.2 Flooring Structure

11.2.1 Flooring Support Type Joists

11.2.2 Floor Support Conditions **AS**

11.3 Crawl Space Insulation/Vapor Barrier

11.3.1 Insulation Conditions **AS**

11.3.2 Vapor Barrier Conditions **AS**
