



SUMMARY

1234 Main St. Yreka CA 96097

Buyer Name
06/02/2019 9:00AM

Michael Colombo
CMI, CPI, CCI

Shasta Premier Inspection Group
530-598-7856
mike@shastapremier.com



This summary is not the entire report. The complete report includes attachments and/or additional information items that are of importance to the client. It is necessary and recommended that the client read the complete report for a complete understanding of the inspection.

The following items indicate that these systems or components:

1. Do not function as intended; and/or
2. Adversely affects the habitability of the dwelling; and/or
3. Warrants further investigation by a specialist; and/or
4. Requires repairs to be completed to correct defective condition; and/or
5. Requires maintenance to prevent a defective condition; and/or
6. Requires subsequent observation.

This summary does not contain instructions or recommendations for routine upkeep of systems or components to maintain functionality. This summary does not make or suggest recommendations to upgrade or enhance the function or efficiency of the building or property. This summary does not state or imply that any work is required to be completed.

This report is the exclusive property of Shasta Premier Inspection Group and our client. Shasta Premier Inspection Group is not responsible for misinterpretations by third parties. This report cannot be sold and is not transferrable. If you're reading this report but did not hire Shasta Premier Inspection Group to perform the original inspection, please note that no rights or privileges for the use of this report are given, extended to or implied to any other person or persons not named in this report, or for the use of this report in any transaction. Shasta Premier Inspection Group, and the inspector of record on this report disclaims the reliability of any part of this report if used in any "third-party" transactions.

It is very likely that conditions related to the house have changed, even if the report is recent. You should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest investments you'll ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (530) 598-7856, or email to lori@shacksandshanties.com so that we can arrange for a re-inspection. Thank you!

Copyright 2019, Shasta Premier Inspection Group, All Rights Reserved.

SETTLING CRACKS

SEE PHOTO CAPTIONS

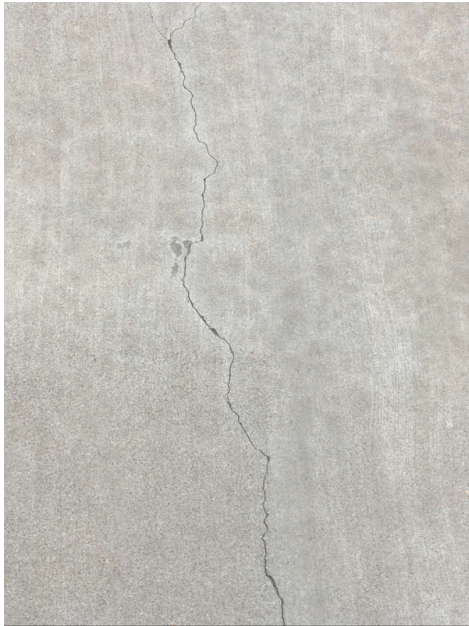
Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

See Attachments for more information about cement cracks and deterioration .

Recommendation

Contact a handyman or DIY project



East



East



East



East



East

3.4.1 Walkways

SETTLING CRACKS

 Maintenance Item

SEE PHOTO CAPTIONS

Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired, and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

See Attachments for more information about cement cracks and deterioration.

Recommendation

Contact a handyman or DIY project



North

3.6.1 Siding

GROUND CLEARANCE

 Maintenance Item

SEE PHOTO CAPTIONS

Siding was observed to be in contact with the ground. Wood that touches the ground/soil (including resting on cement) will wick moisture and start to deteriorate. This also sets up ideal conditions for dry rot to damage wood, and invites wood destroying pests. Recommend all soil be pulled away from siding for a minimum ground clearance of 6" to 8".

Recommendation

Contact a handyman or DIY project



North



East

3.9.1 Windows

SCREENS

 Deficiency Observed

SEE PHOTO CAPTIONS

One or more screens were observed to be missing or damaged. Recommend repair or replacement.

Recommendation

Contact a handyman or DIY project



Master Bathroom

3.14.1 Patio

SETTLING CRACKS

SEE PHOTO CAPTIONS

 Maintenance Item

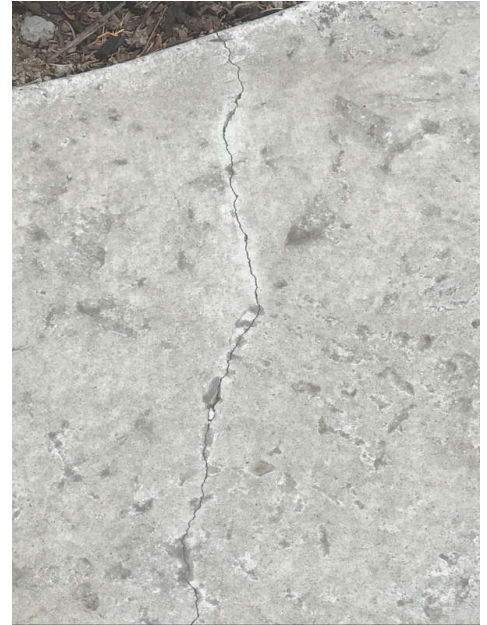
Damage to cement was observed, that appeared to be caused by settling. This does not impact the house foundation and the slab appeared to be serviceable; however, the concrete was observed to have full width cracks with or without displacement. This could be caused by the method of preparation of the ground under the concrete, construction methods of the slab, the presence of moisture in the soil and the freeze/thaw cycle, tree roots, age, and other reasons. These cracks can be repaired and repair is recommended to extend service life and help arrest current damage.

[Follow this link for more information.](#)

See Attachments for more information about cement cracks and deterioration.

Recommendation

Contact a handyman or DIY project



East

5.9.1 Switches & Receptacles

INCOMPLETE INSTALLATION

SEE PHOTO CAPTIONS

 Deficiency Observed

One or more electrical switches or outlets were observed to be partially installed. There are two attic locations that need to have installation complete; one should have a 110 receptacle and switch installed and one should have a light fixture installed. Also, the wiring has been left bare (uncapped and uncovered) and this is a safety hazard. Recommend repair to complete correct installation.

Recommendation

Contact a qualified electrical contractor.



Attic



Attic

RE-SEAL

SEE PHOTO CAPTIONS

The grouting/seal around the window in the master bathroom was observed to be in need of resealing. As the location of this window is in the shower stall, the separation observed will allow water to penetrate behind the tile and into the window and wall framing. Seal with appropriate sealant to prevent water penetration.

Recommendation

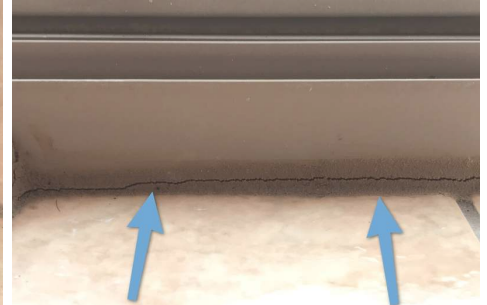
Contact a handyman or DIY project



Master Bathroom



Master Bathroom



Master Bathroom

ATTIC TERMINATION

SEE PHOTO CAPTIONS

One or more bathroom, kitchen, and/or laundry room exhaust fans appeared to be venting into the attic, which can cause moisture problems and promote biological growth. The vent appeared to have disconnected at the gable vent and should be reconnected to allow exhaust air to vent to the outside.

ADDITIONAL INFORMATION: All exhaust vent ducts should terminate to the outside of the house with correct penetration and termination ductwork. Exhaust venting, especially for bathrooms, may cause moisture problems and encourage biological growth (e.g. mold, fungus, etc.) Recommend repair and/or modifications to ensure correct venting to exterior.

Recommendation

Contact a handyman or DIY project



Attic