

Sutter Home Inspections, Ltd.

Roof System

Inspection Made By: Walking On Roof From Eaves From Ground/Binoculars Other

Roof Not Walked: Too Steep To Walk Type of Material Snow/frost Covered Height Prohibitive

Asphalt Fiberglass Wood Shake Rolled Mineral Slate Asbestos Cement
 Clay Tile Built Up Butyl Rubber Rubber Metal **Type**

Roof Style Gable Gambrel Hip Shed Flat Mansard Combination Other

Roofs are designed for one thing - to keep the weather out. Roofing materials come in many different types and styles. Some are designed to shed water such as the tab shingles often seen. Some are designed to be watertight like rubber membrane or built-up roofs. Any roof can show signs of aging and yet still meet its intended purpose for many more years. On the other hand, a poorly laid or damaged roof may appear to be ok and yet leak. The most common places for roof failure and leakage are at the roof penetrations and where the slope changes or meets a wall. Basically, wherever flashing is required. Our Home Inspectors are trained to look beyond the obvious for evidence of moisture entry not noticeable from the roof.

Observed Conditions

Apparent Conditions at Time of Inspection:



Satisfactory	Marginal	Poor	Inoperative
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof Covering: Approx. age - _____ years # of Layers - _____

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Porch Roof Covering: Approx. age - _____ years # of Layers - _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Approx. age - _____ years # of Layers - _____
 Attached Detached Snow Covered

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Ridge Gable Roof None
 Soffit Fan Turbine Other

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Flashing: Aluminum Galvanized Copper Tar Neoprene Silicone
Asphalt (tar) flashing requires periodic refreshing in order to maintain water tight integrity.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Valleys: Rolled Roofing Woven Copper Metallic Closed Cut None

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Plumbing Vents: Cast Iron Plastic (PVC) Copper Other _____

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Skylights: Plastic Insulated Glass Step Flashed Single Flange None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(1) Location East (2) Location
 (3) Location Multiple Flues
 Brick Block Metal Siding Wrapped Stone Stucco

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Asphalt (tar) flashing requires periodic refreshing in order to maintain water tight integrity.
 Unable to view interior of chimney.**

Brick Clay Tile Metal Block Not Observed
 Brick Cement Metal Stone Other Not Observed
 Screen Rain Cap Some Flues All Flues None

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chimney Observed From: Roof Eaves Ground Attic

Additional Comments: _____

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Electrical System

Electrical Service: Main Service Voltage 120 v 120 v/240 v **Drip Loop?** Yes No Underground Cable
 Overhead Clearance _____ Feet Extension Mast? Yes No Exterior wire amps _____

The following comments are based solely on your Inspector's visual observation of those areas that were accessible at the time of the inspection. The Inspector cannot comment on concealed wires, switches, receptacles and fixtures located within the walls or ceilings.
 This is not a code inspection.

Observed Conditions

Apparent Conditions at Time of Inspection:

Rating - 15 Amps (14ga - Copper, 12ga - Aluminum), 20 Amp (12ga - Copper, 10ga - Aluminum), 30 Amp (10ga - Copper, 8ga - Aluminum), 40 Amp (8ga - Copper, 6ga - Aluminum), 60 Amp (6ga - Copper, 4ga - Aluminum), 100 Amp (4ga Copper, 2ga Aluminum), 150 Amp (1ga Copper, 2/0 Aluminum), 200 Amp (2/0 Copper, 4/0 Aluminum).

Satisfactory
Marginal
Poor
Inoperative

Numbers equate to drop down text and are for office use only.

Main Distribution Panel: Accessibility: Average Restricted - Maintain 36" free access
 Main Panel Rated: 100 Amps 150 Amps 200 Amps 60 Amps
 Location: Basement Garage Utility Room Exterior Other
Main Breaker Location: At Main Panel Exterior Other _____

Main Service Wire: Copper Aluminum Copper Clad Aluminum Tin Coated Copper
 Main Service Wire Size **2/0 ga** Compatibility Amperage **200**

Main Disconnects: Fused Breakers Knife Switch Pull Out Plug Combination

Grounding: Water Supply Pipe Driven Rod Combination Not Observed

Circuits Labeled? Some Most All None For safety - label all circuits.

Circuit Wires: Compatible Not Compatible Overfused
 Number of Breakers **28** Number of Fuses **0**

Branch Protective Devices: Breakers Fuses Ground Fault Interrupters Combination
 Expansion Room? Yes No Unused Breakers? Yes No

Type of House Wire: Combination Knob & Tube Greenfield Romex BX Cable
 Conduit Observed where? Basement Attic Panel

Interior House Wiring: Copper Aluminum Copper Clad Aluminum Tin Coated Copper
 Percent Copper **100%** Percent Aluminum **0%**

Duplex Receptacles: 2 Slotted 3 Slotted Generous # Inadequate (bedrooms)
 Percent 2 Slotted **0%** Percent 3 Slotted **100%** Adequate #

Additional Comments:

1 screw missing from main panel cover.

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Interior Rooms

Living Room Family Room Dining Room Eat in Kitchen Entry Room Enclosed Porch **Bedroom # 3**
 Great Room Den/Office Finished Dormer Other

Walls: Drywall Plaster Knockdown Tile Wood Paneled Wall Board Other
Ceilings: Drywall Plaster Acoustic Tile Spray Textured Wood Panels
Floors: Carpet Wood Vinyl/Sheetgoods Wood Inlay Slate Ceramic Tile Marble

Each house is unique in the number, layout, and intended purpose of interior rooms. Our Inspectors will check each room for unusual situations observed that are significant enough to be noted. As with every section throughout this report, our Inspectors will report on visible items only. We cannot inspect or report on items concealed by carpeting, rugs, ceiling and wall panels, tile, furniture or fixtures.

Observed Conditions

Apparent Conditions at Time of Inspection:

					Numbers equate to drop down text and are for office use only.
	Satisfactory	Marginal	Poor	Inoperative	
Walls: <u>Drywall damaged - stairs to basement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings: <u>minor touch up</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floors: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairways: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Closets: <u>loose door knobs</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Switches, Fixtures, Outlets: <u>globe missing - great room/improperly wired switch - upper hall</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heating & Cooling: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabinets & Shelving: _____ <input type="checkbox"/> None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Smoke Detectors: _____ <u>Smoke detectors should be located on each level and inside of bedrooms.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38
Ceiling Fan: _____ <input type="checkbox"/> None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Windows: <u>windows at sides of front door need attention - peeling paint</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace #1 <u>Type of devise - Gas log fireplace</u> <input type="checkbox"/> None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location <input checked="" type="checkbox"/> Living Room <input type="checkbox"/> Family Room <input type="checkbox"/> Den <input type="checkbox"/> Master BR <input type="checkbox"/> Basement					
Fireplace #2 <u>Type of devise -</u> <input checked="" type="checkbox"/> None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Location <input type="checkbox"/> Living Room <input type="checkbox"/> Family Room <input type="checkbox"/> Den <input type="checkbox"/> Master BR <input type="checkbox"/> Basement					

Additional Comments: Some minor cracking in some archway corners