



Inspection Report

Property Address:
9304 - 9306 Fox Creek Dr
Stockton CA 95210



Choice Home Inspections

Ryan Burns
1319 Briarwood
Stockton Ca. 95209



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Date: 9/3/2024	Time:	Report ID: 9304 - 9306 Fox Creek Dr
Property: 9304 - 9306 Fox Creek Dr Stockton CA 95210	Customer:	Real Estate Professional: Shawn Mileham

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer representative

Type of building:

Multi-family Residential

Approximate age of building:

Over 25 Years

Temperature:

Over 100 (F) = 37 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ground

Roof-Type:

Gable

Roof Covering:

Composition
Tile

Method used to observe attic:

Inaccessible

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			
1.1	ROOF FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS	•			
1.3	ROOF VENTILATION	•			
1.4	ROOF DRAINAGE SYSTEMS	•			
1.5	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC		•		
1.6	ATTIC INSULATION		•		

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IN NI NP RR

Comments:

1.0 The roof covering and shingles are chipped and worn. These areas will need periodical maintenance. A qualified contractor should inspect and repair as needed.



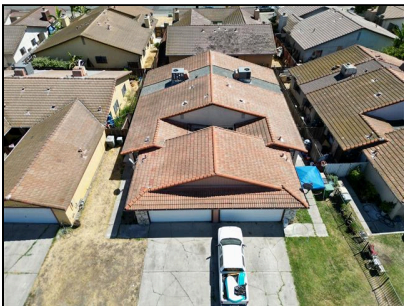
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

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The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Wood

Driveway:

Concrete

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	•			
2.1	DOORS (Exterior)	•			
2.2	WINDOWS	•			
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
2.5	EAVES, SOFFITS AND FASCIAS	•			
2.6	POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE	•			

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IN NI NP RR

Comments:

2.0 (1) The Stucco coating at the exterior in areas is cracked and damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



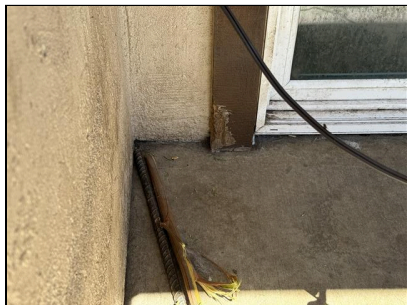
2.0 Item 1(Picture)



2.0 Item 2(Picture)

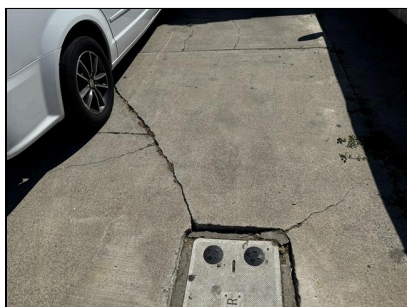
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2.0 (2) The Wood trim at the exterior in areas is weathered and deteriorated. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.




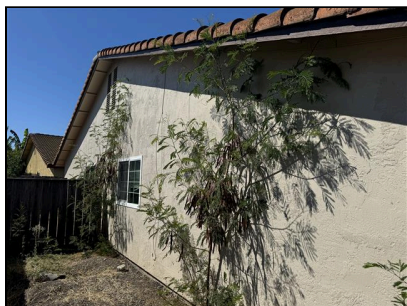
2.0 Item 3(Picture)

2.4 (1) The concrete drive and walkways are cracked, uneven and can be a tripping hazard. This is for your information. A qualified contractor should repair as needed




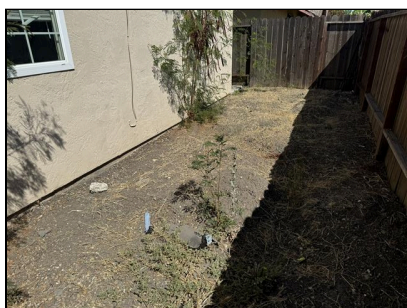
2.4 Item 1(Picture)

 **2.4** (2) The vegetation and tree limbs that are in contact with home or roof should be trimmed. This is a maintenance issue for your information.



2.4 Item 2(Picture)

 **2.4** (3) There is a negative slope towards the property. This area does not appear to drain water away from building and needs landscaping and drainage corrected.



2.4 Item 3(Picture)

2.5 The wooden patio cover is damaged, deteriorated, and not painted or sealed. A qualified contractor

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should inspect further and repair or replace as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

2.6 (1) The exterior lights are damaged, missing covers, and bulbs. This is a maintenance issue for your information.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

2.6 (2) The electrical box of the exterior of the home has exposed wiring and missing a cover. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.6 Item 4(Picture)

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

Crawled

Floor Structure:

Slab

Floor System Insulation:

NONE

		IN	NI	NP	RR
3.0	WALLS (Structural)	•			
3.1	FLOORS (Structural)	•			
3.2	CEILINGS (structural)	•			
3.3	INSULATION UNDER FLOOR SYSTEM			•	
3.4	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
3.5	VENTILATION OF FOUNDATION AREAS (crawl space or basement)			•	

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IN NI NP RR

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

None
(We do not inspect filtration systems)

Plumbing Water Supply (into building):

Not visible

Plumbing Water Distribution (inside building):

POLY

Plumbing Waste:

ABS

Water Heater Power Source:

Electric

Water Heater Location:

Garages

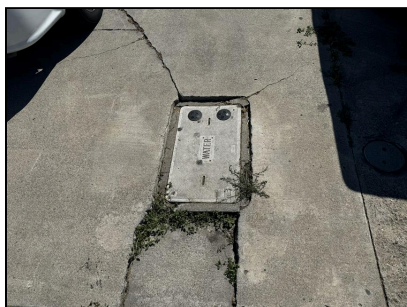
		IN	NI	NP	RR
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
4.5	MAIN FUEL SHUT OFF (Describe Location)	•			
4.6	SUMP PUMP			•	

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IN NI NP RR

Comments:

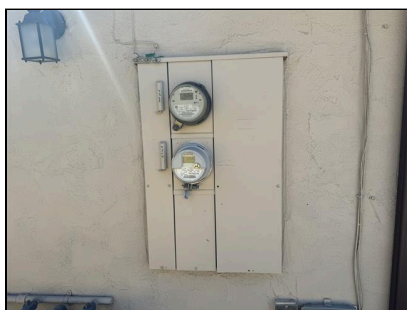
4.3 The main shut off is located outside in the ground.



4.3 Item 1(Picture)

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4.5 (1) The main shut off is at the electric panel.



4.5 Item 1(Picture)

4.5 (2) The main fuel shut off is at gas meter outside



4.5 Item 2(Picture)

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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5(A) . 9304 Fox Creek

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:

Drywall
Sheetrock

Wall Material:

Drywall
Sheetrock

Floor Covering(s):

Laminated T&G
Linoleum

Interior Doors:

Hollow core

Heat Type:

Central

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Bath Exhaust Fans:

Fan

Electrical Service Conductors:

Below ground

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
5.0.A	CEILINGS	•			
5.1.A	WALLS	•			
5.2.A	FLOORS	•			
5.3.A	DOORS (REPRESENTATIVE NUMBER)	•			
5.4.A	WINDOWS (REPRESENTATIVE NUMBER)	•			
5.5.A	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
5.6.A	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	•			
5.7.A	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	•			
5.8.A	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
5.9.A	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	•			
5.10.A	DISHWASHER			•	
5.11.A	RANGES/OVENS/COOKTOPS	•			
5.12.A	RANGE HOOD	•			

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IN NI NP RR

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		IN	NI	NP	RR
5.13.A	TRASH COMPACTOR			•	
5.14.A	FOOD WASTE DISPOSER	•			
5.15.A	MICROWAVE COOKING EQUIPMENT			•	
5.16.A	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
5.17.A	HEATING EQUIPMENT	•			
5.18.A	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
5.19.A	COOLING AND AIR HANDLER EQUIPMENT	•			
5.20.A	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
5.21.A	NORMAL OPERATING CONTROLS	•			
5.22.A	AUTOMATIC SAFETY CONTROLS	•			
5.23.A	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
5.24.A	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
5.25.A	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•			
5.26.A	GAS/LP FIRELOGS AND FIREPLACES			•	
5.27.A	SERVICE ENTRANCE CONDUCTORS	•			
5.28.A	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
5.29.A	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
5.30.A	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
5.31.A	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
5.32.A	SMOKE DETECTORS	•			
5.33.A	CARBON MONOXIDE DETECTORS	•			
5.34.A	Garage	•			

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IN NI NP RR

Comments:

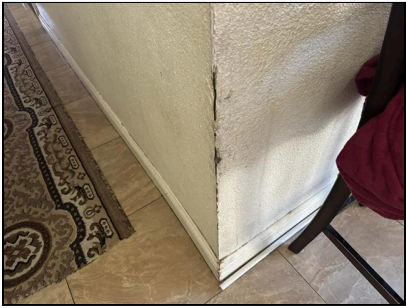
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5.0.A The sheetrock on the ceiling is cracked, worn, and patched in areas. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.

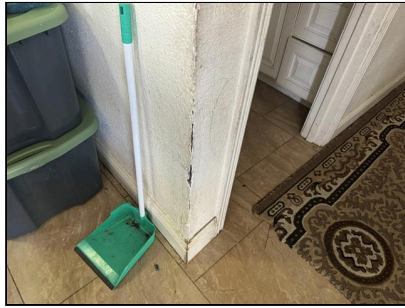


5.0.A Item 1(Picture)

5.1.A The sheetrock on the walls are worn and missing paint. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



5.1.A Item 1(Picture)



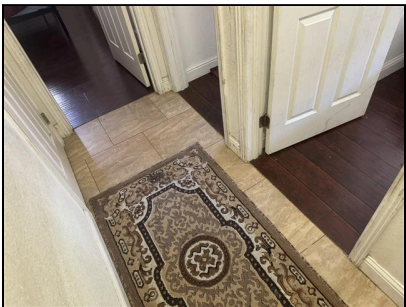
5.1.A Item 2(Picture)

5.2.A (1) The exterior patio was full of personal items and not fully inspected. This is for your information.



5.2.A Item 1(Picture)

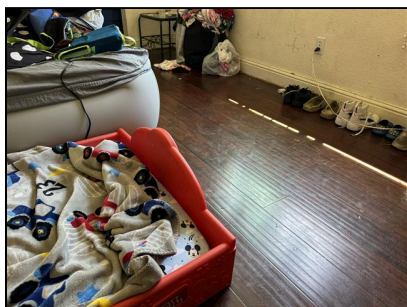
5.2.A (2) The transition strips between flooring are missing or not installed. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



5.2.A Item 2(Picture)

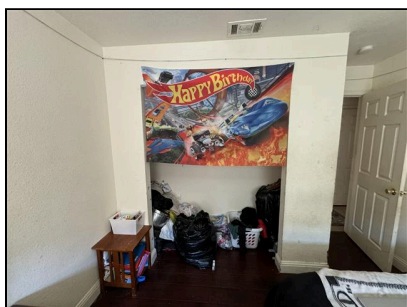
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5.2.A (3) The interior flooring in the bedroom is slopping, uneven and not level. This is a maintenance issue that should be monitored. A qualified person should repair or replace as needed.



5.2.A Item 3(Picture)

5.3.A The closet doors are missing or not installed in the bedroom. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



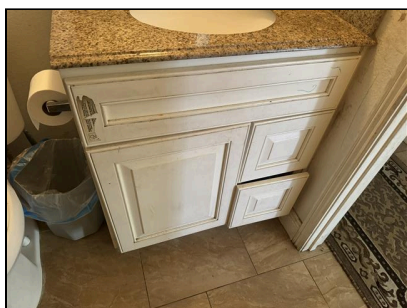
5.3.A Item 1(Picture)

5.4.A The window pane in the bedroom is cracked and damaged. This is a maintenance issue for your information. A qualified person should repair or replace as needed.



5.4.A Item 1(Picture)

5.5.A Base cabinetry doors and drawers are worn and do not properly close. This is a maintenance issue for your information. I recommend repair or replace as necessary.



5.5.A Item 1(Picture)

5.6.A (1) The bathroom shower enclosure is worn, damaged, and not fully sealed. Water intrusion is possible

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if not repaired. A qualified contractor should repair as needed.



5.6.A Item 1(Picture)

5.6.A (2) The control knob and tub spout are loose in wall and missing grout or caulking. Repairs are needed to stop leaking water from damaging the wall or to eliminate moisture that may contribute to fungi growth. A qualified person should repair as necessary.



5.6.A Item 2(Picture)



5.6.A Item 3(Picture)

5.6.A (3) The bathtub is scratched and worn. This is for your information. A qualified person should monitor and repair as necessary.



5.6.A Item 4(Picture)

5.6.A (4) The master bathroom shower control knob is broken and damaged. This is for your information. A qualified person should repair as necessary.

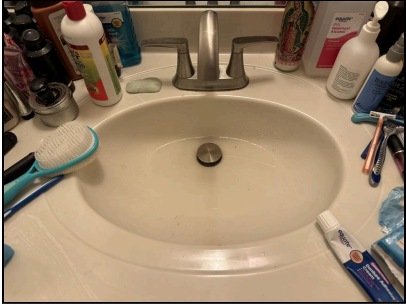


5.6.A Item 5(Picture)

5.7.A The bathroom sink plumbing waste line drains slowly. A cause of a slow drain can range from a

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simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should repair as necessary.



5.7.A Item 1(Picture)

5.8.A The Sediment Trap (Drip Leg) for gas lines should be installed at the furnace and at the water heater. This is for your information. I recommend a Qualified plumber to fix/repair the issue



5.8.A Item 1(Picture)

5.9.A The exhaust fan is loose and noisy in the bathroom. This is for informational purpose to you. I recommend repair as desired.



5.9.A Item 1(Picture)

5.11.A The right rear coil element for the stove does not fit flush against the stove. This is a cosmetic issue for your information. I recommend repair as needed.



5.11.A Item 1(Picture)

5.14.A The food disposer would not operate or non functional at the time of the inspection. I recommend

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repair as needed.



5.14.A Item 1(Picture)

5.17.A (1) The ambient air test was performed by using thermometers on the heater. The return air temperature was 115 degrees. This indicates the unit is working properly.



5.17.A Item 1(Picture)

5.17.A (2) The HVAC system is located on the roof. These units were not fully inspected at the time. Continual annual maintenance is recommended by a qualified HVAC technician.

5.19.A (1) The ambient air test was performed by using thermometers on the air handler of the air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees, which indicates that the unit is cooling as intended. The supply air temperature on your system read 76 degrees, and the return air temperature was 59 degrees. This indicates the range in temperature drop is normal.



5.19.A Item 1(Picture)



5.19.A Item 2(Picture)

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5.19.A (2) The HVAC system is located on the roof. Annual maintenance is recommend by a qualified HVAC technician.



5.19.A Item 3(Picture)

5.25.A The fireplace in the living room is cracked and worn. This is a maintenance issue that should be cleaned and maintained.



5.25.A Item 1(Picture)

5.28.A The electrical panel have circuit breakers that need labels identifying their location. A qualified electrician should inspect and label all breakers.



5.28.A Item 1(Picture)

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⚡ **5.29.A** You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

⚡ **5.31.A** "Three-prong" outlets are missing cover-plates in the bedroom. This is for your information. A qualified person should replace to prevent further issues.



5.31.A Item 1(Picture)

📍 **5.32.A** The smoke detector is missing and not installed. Without a working smoke detector in your building you have no first alert to a possible fire. A qualified person should repair or replace as needed.



5.32.A Item 1(Picture)

5.34.A (1) The garage door panels are dented, damaged, and worn. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



5.34.A Item 1(Picture)



5.34.A Item 2(Picture)

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5.34.A (2) The garage was full of personal items and not fully inspected. This is for your information.

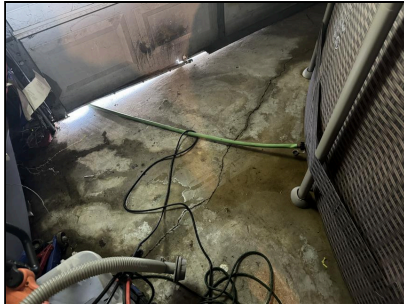


5.34.A Item 3(Picture)

5.34.A (3) The concrete floor of garage is cracked in areas. This is for your information.

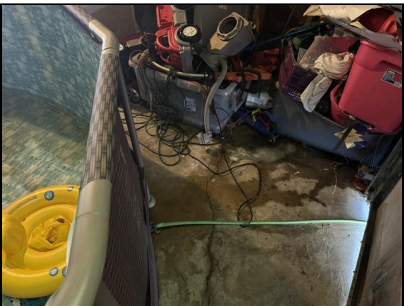


5.34.A Item 4(Picture)



5.34.A Item 5(Picture)

5.34.A (4) The concrete floor of the garage has water intrusion from the draining pool. This is for your information.



5.34.A Item 6(Picture)

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Choice Home Inspections

5(B) . 9306 Fox Creek

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:

Drywall
Sheetrock

Wall Material:

Drywall
Sheetrock

Floor Covering(s):

Laminated T&G
Tile

Interior Doors:

Hollow core

Heat Type:

Central

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Filter Type:

Disposable

Types of Fireplaces:

Sealed off

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Bath Exhaust Fans:

Fan

Electrical Service Conductors:

Below ground

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
5.0.B	CEILINGS	•			
5.1.B	WALLS	•			
5.2.B	FLOORS	•			
5.3.B	DOORS (REPRESENTATIVE NUMBER)	•			
5.4.B	WINDOWS (REPRESENTATIVE NUMBER)	•			
5.5.B	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
5.6.B	PLUMBING SUPPLY, FIXTURES IN THIS UNIT	•			
5.7.B	PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT	•			
5.8.B	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
5.9.B	VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)	•			
5.10.B	DISHWASHER			•	
5.11.B	RANGES/OVENS/COOKTOPS	•			
5.12.B	RANGE HOOD	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Choice Home Inspections

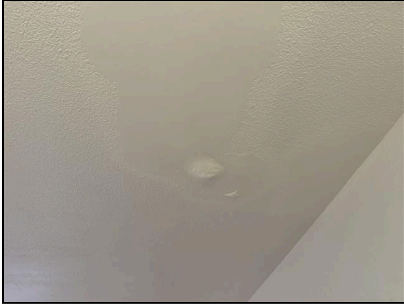
		IN	NI	NP	RR
5.13.B	TRASH COMPACTOR			•	
5.14.B	FOOD WASTE DISPOSER			•	
5.15.B	MICROWAVE COOKING EQUIPMENT			•	
5.16.B	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
5.17.B	HEATING EQUIPMENT	•			
5.18.B	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
5.19.B	COOLING AND AIR HANDLER EQUIPMENT	•			
5.20.B	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
5.21.B	NORMAL OPERATING CONTROLS	•			
5.22.B	AUTOMATIC SAFETY CONTROLS	•			
5.23.B	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
5.24.B	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•			
5.25.B	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)		•		
5.26.B	GAS/LP FIRELOGS AND FIREPLACES			•	
5.27.B	SERVICE ENTRANCE CONDUCTORS	•			
5.28.B	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
5.29.B	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
5.30.B	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
5.31.B	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
5.32.B	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
5.33.B	SMOKE DETECTORS	•			
5.34.B	CARBON MONOXIDE DETECTORS	•			
5.35.B	Garage	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Choice Home Inspections

5.0.B (1) The sheetrock on the ceiling is damaged and bubbled. The extent of the damage cannot be realized until the covering is removed. A qualified person should repair or replace as needed.



5.0.B Item 1(Picture)

5.0.B (2) The sheetrock on the ceiling is cracked, worn, and patched in areas. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



5.0.B Item 2(Picture)

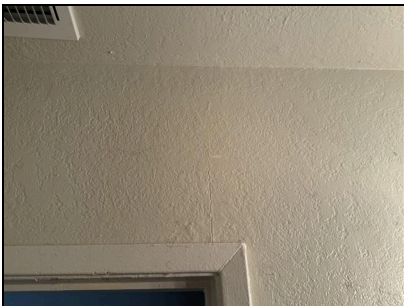


5.0.B Item 3(Picture)



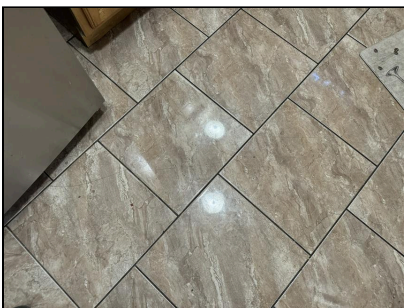
5.0.B Item 4(Picture)

5.1.B The sheetrock on the wall is cracked and worn in areas. This is considered a cosmetic issue for your information. A qualified person should repair or replace as needed.

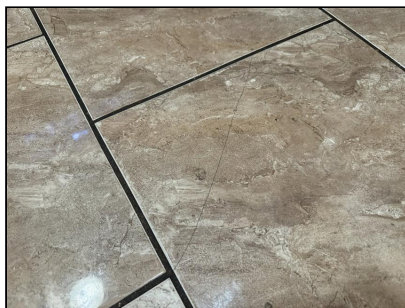


5.1.B Item 1(Picture)

5.2.B (1) The tile flooring is cracked and chipped in areas. This is considered a cosmetic issue and for your information. I recommend repair as desired.



5.2.B Item 1(Picture)

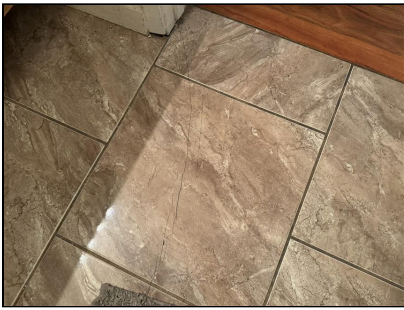


5.2.B Item 2(Picture)




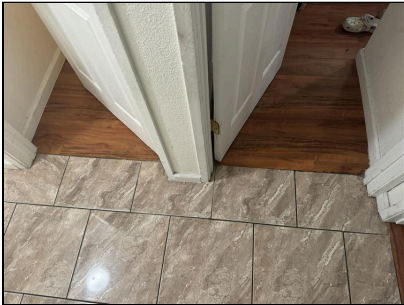
5.2.B Item 3(Picture)

Choice Home Inspections

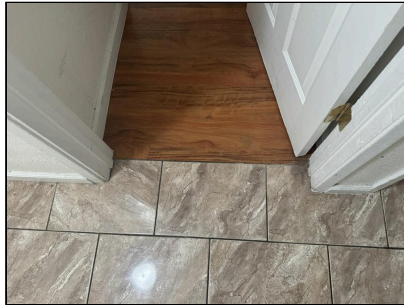


5.2.B Item 4(Picture)


 **5.2.B (2)** The transition strips between flooring are missing or not installed. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.

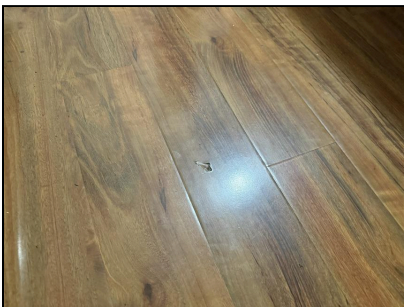


5.2.B Item 5(Picture)



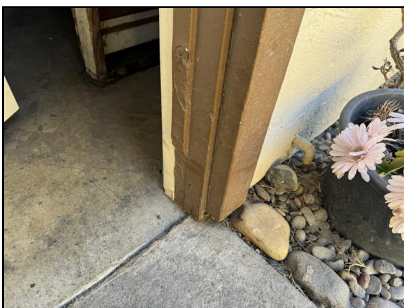
5.2.B Item 6(Picture)

 **5.2.B (3)** The laminated flooring is chipped and worn in areas. This damage is considered cosmetic. I recommend repair as desired.



5.2.B Item 7(Picture)

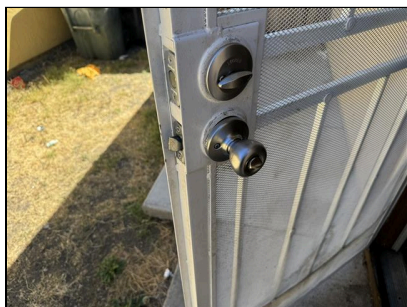
5.3.B (1) The exterior door garage trim is worn and missing in areas. This is a maintenance issue for your information.



5.3.B Item 1(Picture)

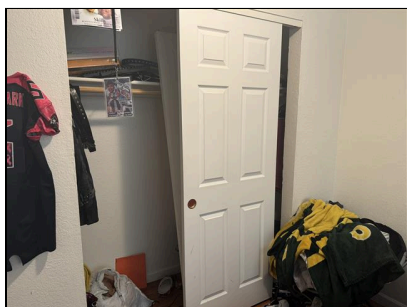
Choice Home Inspections

5.3.B (2) The exterior screen door handle is loose and not fully secured. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



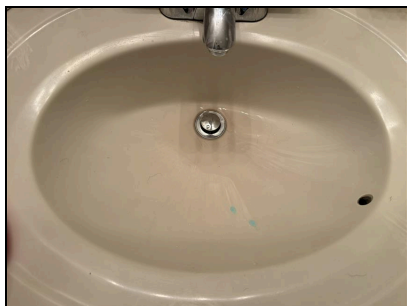
5.3.B Item 2(Picture)

5.3.B (3) The bedroom closet doors are worn and off the track. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



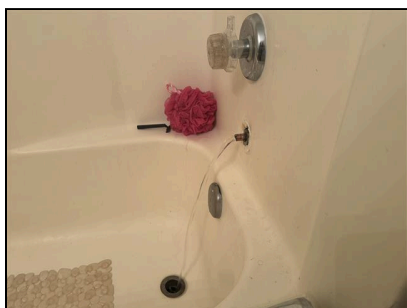
5.3.B Item 3(Picture)

5.6.B (1) The bathroom sink is scratched and worn. This is for your information. No active leak was found at the time of the inspection.



5.6.B Item 1(Picture)

5.6.B (2) The tub spout in the bathroom is missing and not installed. This shower was not fully inspected. A qualified person should repair as necessary.



5.6.B Item 2(Picture)

5.6.B (3) The tub spout and control knob loose in wall and missing grout or caulking at the . Repairs are

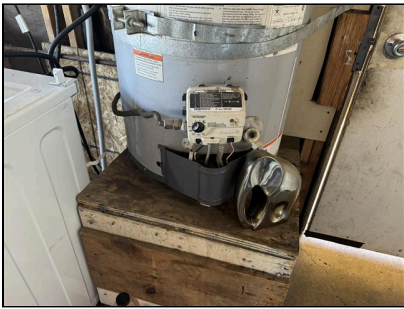
Choice Home Inspections

needed to stop leaking water from damaging the wall or to eliminate moisture that may contribute to fungi growth. A qualified person should repair as necessary.



5.6.B Item 3(Picture)

5.8.B (1) Section 507.5 of the 2016 California Plumbing Code is amended to read as follows: 507.5 Water heater safety pans. Each water heater located in an attic, fueled space, living area or other location where leakage would result in damage to the building or its contents shall have a safety pan with drain. Safety pans shall be metal and be nominal two inches in diameter larger than the water heater, with a minimum depth of two inches. The drain pipe shall be three-quarter inch trade size minimum; shall terminate outside the building foundation or, where this is not practical or possible, at another location approved by the building inspector; and shall have a continuous minimum slope throughout its length of one-quarter inch, per foot away from the water heater.



5.8.B Item 1(Picture)

5.8.B (2) The Sediment Trap (Drip Leg) for gas lines should be installed at the furnace and at the water heater. This is for your information. I recommend a Qualified plumber to fix/repair the issue



5.8.B Item 2(Picture)

Choice Home Inspections

5.8.B (3) Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of 4" inches shall be maintained above the controls with the strapping. (2010 CPC 508.2). These straps are not properly installed. Refer to the county code or manufacture instructions.



5.8.B Item 3(Picture)

5.11.B (1) The anti-tip bracket for the stove is missing or not installed. I recommend repair as needed.



5.11.B Item 1(Picture)

5.11.B (2) The left rear burner for the stove did not work when tested. I recommend repair as needed.



5.11.B Item 2(Picture)

5.17.B (1) The ambient air test was performed by using thermometers on the heater. The return air temperature was 110 degrees. This indicates the unit is working properly.



5.17.B Item 1(Picture)

Choice Home Inspections

5.17.B (2) The HVAC system is located on the roof. These units were not fully inspected at the time. Continual annual maintenance is recommended by a qualified HVAC technician.

5.19.B (1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 72 degrees, and the return air temperature was 57 degrees. This indicates the range in temperature drop is normal.



5.19.B Item 1(Picture)



5.19.B Item 2(Picture)

5.19.B (2) The HVAC system is located on the roof. Annual maintenance is recommended by a qualified HVAC technician.



5.19.B Item 3(Picture)

5.25.B The fireplace has been sealed and not fully inspected. This is for your information.

5.28.B (1) The electrical panel is missing knockouts. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



5.28.B Item 1(Picture)

Choice Home Inspections

5.28.B (2) The main panel has circuit breakers that need labels identifying their location. A qualified electrician should inspect and label all breakers.



5.28.B Item 2(Picture)

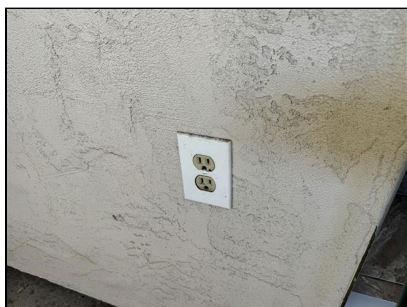
5.29.B You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

5.30.B Exposed wiring not in conduit was found in the kitchen. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



5.30.B Item 1(Picture)

5.31.B (1) The exterior outlet is missing a protective cover. Electrical issues are considered a hazard until repaired. I recommend repair as needed.



5.31.B Item 1(Picture)

Choice Home Inspections

⚡ **5.31.B** (2) GFCI (Ground Fault Circuit Interrupter) outlets are worn and did not trip when tested (possibly defective). Electrical issues are considered a hazard until repaired. I recommend repair as needed.



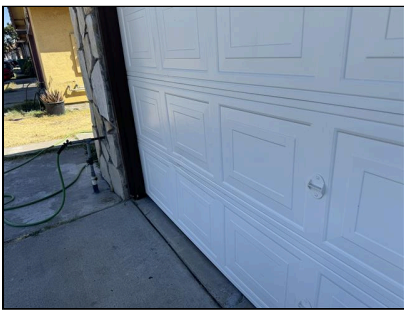
5.31.B Item 2(Picture)



5.31.B Item 3(Picture)

5.32.B The electrical sub panel box is located at the garage. This is for your information.

🏠 **5.35.B** (1) The garage door panels are dented and worn. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



5.35.B Item 1(Picture)

🏠 **5.35.B** (2) The garage door operator is in working order. The sensors are in place and will reverse when met with resistance. This is for your information

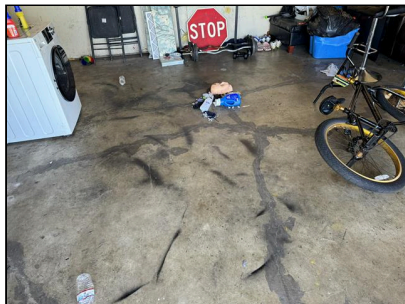


5.35.B Item 2(Picture)

🏠 **5.35.B** (3) The concrete floor of garage is cracked in areas. This is for your information. A qualified person should monitor and repair as needed.





5.35.B Item 3(Picture)



5.35.B Item 4(Picture)

Choice Home Inspections

  **5.35.B** (4) The interior garage walls are worn and missing in areas. This is a cosmetic issue for your information. A qualified person should maintain and repair as needed.



5.35.B Item 5(Picture)

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Choice Home Inspections

1319 Briarwood
Stockton Ca. 95209

Customer

Address

9304 - 9306 Fox Creek Dr
Stockton CA 95210

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



(2) The vegetation and tree limbs that are in contact with home or roof should be trimmed. This is a maintenance issue for your information.



2.4 Item 2(Picture)



(3) There is a negative slope towards the property. This area does not appear to drain water away from building and needs landscaping and drainage corrected.

Choice Home Inspections



2.4 Item 3(Picture)

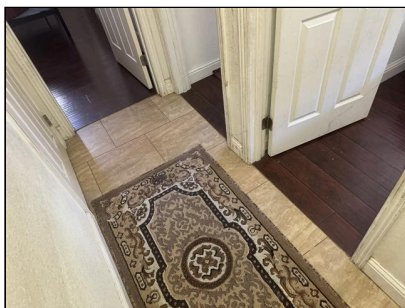
5(A) . 9304 Fox Creek

5.2.A FLOORS

Inspected



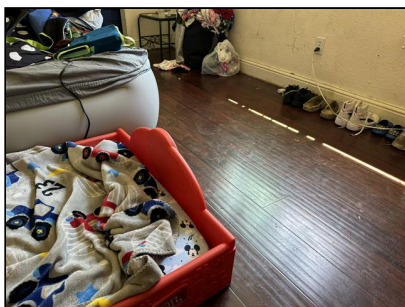
(2) The transition strips between flooring are missing or not installed. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



5.2.A Item 2(Picture)



(3) The interior flooring in the bedroom is slopping, uneven and not level. This is a maintenance issue that should be monitored. A qualified person should repair or replace as needed.



5.2.A Item 3(Picture)

5.11.A RANGES/OVENS/COOKTOPS

Inspected



The right rear coil element for the stove does not fit flush against the stove. This is a cosmetic issue for your information. I recommend repair as needed.

Choice Home Inspections



5.11.A Item 1(Picture)

5.32.A SMOKE DETECTORS

Inspected



The smoke detector is missing and not installed. Without a working smoke detector in your building you have no first alert to a possible fire. A qualified person should repair or replace as needed.



5.32.A Item 1(Picture)

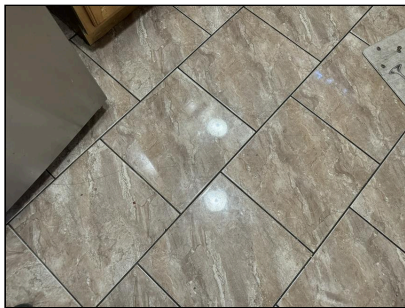
5(B) . 9306 Fox Creek

5.2.B FLOORS

Inspected



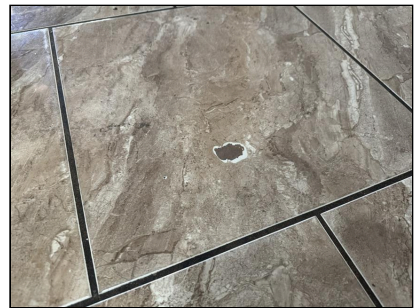
(1) The tile flooring is cracked and chipped in areas. This is considered a cosmetic issue and for your information. I recommend repair as desired.



5.2.B Item 1(Picture)

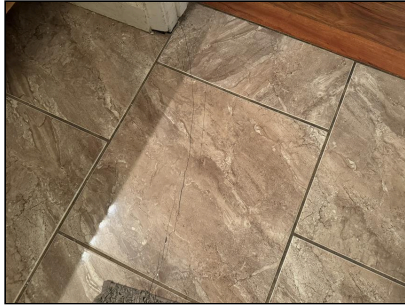


5.2.B Item 2(Picture)



5.2.B Item 3(Picture)

Choice Home Inspections



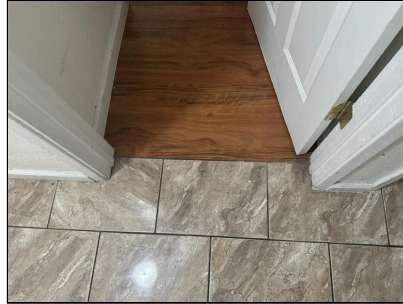
5.2.B Item 4(Picture)



(2) The transition strips between flooring are missing or not installed. This is a cosmetic issue for your information. A qualified person should repair or replace as needed.



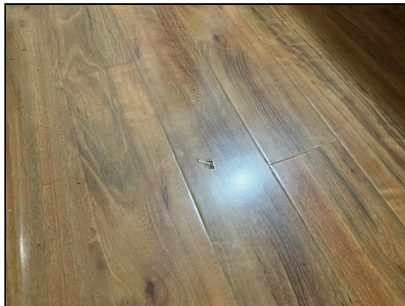
5.2.B Item 5(Picture)



5.2.B Item 6(Picture)



(3) The laminated flooring is chipped and worn in areas. This damage is considered cosmetic. I recommend repair as desired.



5.2.B Item 7(Picture)

5.11.B RANGES/OVENS/COOKTOPS

Inspected



(1) The anti-tip bracket for the stove is missing or not installed. I recommend repair as needed.



5.11.B Item 1(Picture)



(2) The left rear burner for the stove did not work when tested. I recommend repair as needed.

Choice Home Inspections



5.11.B Item 2(Picture)

5.17.B HEATING EQUIPMENT

Inspected



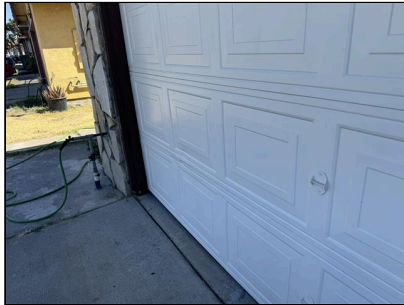
(2) The HVAC system is located on the roof. These units were not fully inspected at the time. Continual annual maintenance is recommended by a qualified HVAC technician.

5.35.B Garage

Inspected



(1) The garage door panels are dented and worn. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



5.35.B Item 1(Picture)



(2) The garage door operator is in working order. The sensors are in place and will reverse when met with resistance. This is for your information.



5.35.B Item 2(Picture)

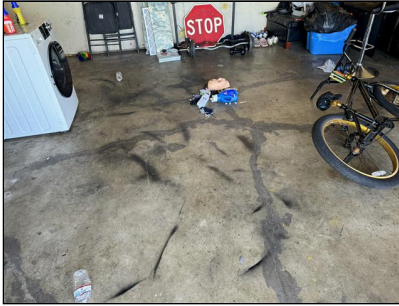


(3) The concrete floor of the garage is cracked in areas. This is for your information. A qualified person should monitor and repair as needed.

Choice Home Inspections



5.35.B Item 3(Picture)



5.35.B Item 4(Picture)



(4) The interior garage walls are worn and missing in areas. This is a cosmetic issue for your information. A qualified person should maintain and repair as needed.



5.35.B Item 5(Picture)

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ryan Burns

Electrical Summary



Choice Home Inspections

1319 Briarwood
Stockton Ca. 95209

Customer

Address
9304 - 9306 Fox Creek Dr
Stockton CA 95210

The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.6 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected



(2) The electrical box of the exterior of the home has exposed wiring and missing a cover. This is for your information. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.6 Item 4(Picture)

5(A) . 9304 Fox Creek

5.29.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

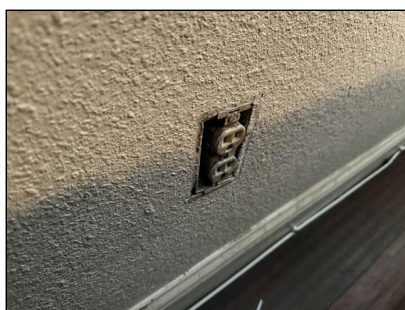
Inspected

- ⚡ You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

5.31.A POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

- ⚡ "Three-prong" outlets are missing cover-plates in the bedroom. This is for your information. A qualified person should replace to prevent further issues.



5.31.A Item 1(Picture)

5(B) . 9306 Fox Creek

5.29.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

- ⚡ You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

5.31.B POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

- ⚡ (1) The exterior outlet is missing a protective cover. Electrical issues are considered a hazard until repaired. I recommend repair as needed.

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5.31.B Item 1(Picture)



(2) GFCI (Ground Fault Circuit Interrupter) outlets are worn and did not trip when tested (possibly defective). Electrical issues are considered a hazard until repaired. I recommend repair as needed.



5.31.B Item 2(Picture)



5.31.B Item 3(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ryan Burns

Plumbing Summary



Choice Home Inspections

**1319 Briarwood
Stockton Ca. 95209**

Customer

Address

9304 - 9306 Fox Creek Dr
Stockton CA 95210

The following **Plumbing** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

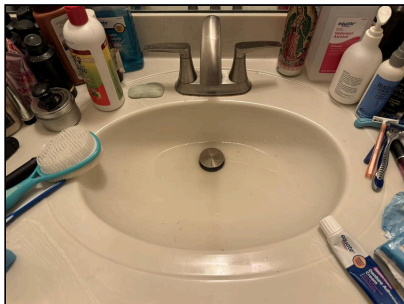
5(A) . 9304 Fox Creek

5.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected



The bathroom sink plumbing waste line drains slowly. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should repair as necessary.



5.7.A Item 1(Picture)

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Structural Summary



Choice Home Inspections

1319 Briarwood
Stockton Ca. 95209

Customer

Address

9304 - 9306 Fox Creek Dr
Stockton CA 95210

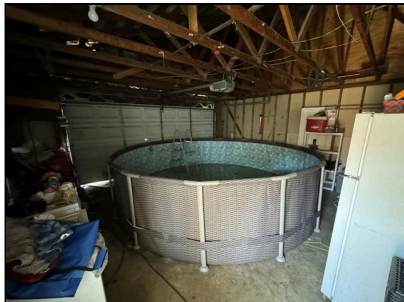
The following **Structural** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

5(A) . 9304 Fox Creek

5.34.A Garage

Inspected

- ☒ (2) The garage was full of personal items and not fully inspected. This is for your information.



5.34.A Item 3(Picture)

- ☒ (3) The concrete floor of garage is cracked in areas. This is for your information.

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5.34.A Item 4(Picture)



5.34.A Item 5(Picture)



(4) The concrete floor of the garage has water intrusion from the draining pool. This is for your information.



5.34.A Item 6(Picture)

5(B) . 9306 Fox Creek

5.35.B Garage

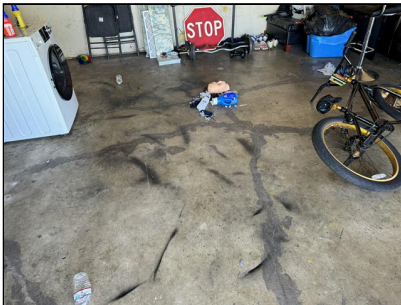
Inspected



(3) The concrete floor of garage is cracked in areas. This is for your information. A qualified person should monitor and repair as needed.



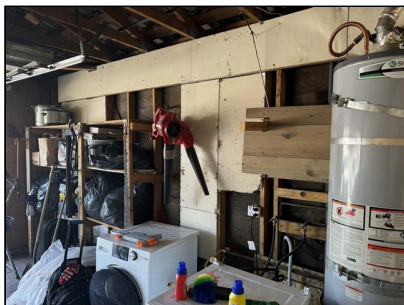
5.35.B Item 3(Picture)



5.35.B Item 4(Picture)



(4) The interior garage walls are worn and missing in areas. This is a cosmetic issue for your information. A qualified person should maintain and repair as needed.



5.35.B Item 5(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ryan Burns



INVOICE

Choice Home Inspections
1319 Briarwood
Stockton Ca. 95209

Inspection Date: 9/3/2024
Report ID: 9304 - 9306 Fox Creek Dr

Inspected By: Ryan Burns

Customer Info:	Inspection Property:
Customer's Real Estate Professional: Shawn Mileham	9304 - 9306 Fox Creek Dr Stockton CA 95210

Inspection Fee:

Service	Price	Amount	Sub-Total
Multi family units	350.00	2	700.00
			Tax \$0.00
			Total Price \$700.00

Payment Method:

Payment Status: Invoice Sent

Note: Please call 209-403-5398 or email Whenchoicematters@icloud.com for payment instructions.



Choice Home Inspections

**1319 Briarwood
Stockton Ca. 95209**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

Inspection Agreement

This is a visual inspection report, practiced according to the InterNACHI standards of practice for a home Inspection (.). We make every effort to give an accurate assessment of the general Condition of the property and its major components during the time of inspection. This report will alert the client to any significant defects or adverse conditions the Inspector finds present at the time given. This report shall not be considered a guarantee, warranty or a prediction of future events and should be considered supplemental to the seller's disclosure. This report lists the systems and components inspected by Choice Home Inspections. Items not listed in this report are considered beyond the scope of this inspection and should not be considered inspected with this report. For example, water treatment, central vacuums, solar panels, security systems, sprinklers, roof water tightness, and sheds are not included in this inspection. It is always wise to check with the local building department for permit information, especially if there have been any additions or alterations to the structure.

Please be aware that not all components we inspect are fully visible for various reasons. For example, we cannot see the underside of concrete foundations sidewalks or driveways, plumbing and electrical running underground and inside walls cannot be seen. Due to insurance regulations, industry standards, and common courtesy to occupants we do not move or touch personal belonging or appliances that may be blocking areas of the property. Especially or homes that are occupied it is recommended that you do a thorough walk through before closing.

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an

acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, and, or you may wish to have the main waste line video-scanned. We recommend all homes 20 years or older or have established trees in the yard or may have had trees

Choice Home Inspections

in the yard be scanned. However, any age Home can have undetected sewer line issues. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

This report contains technical information that may not be readily understandable to the layperson.

Therefore, a verbal consultation with the inspector of Choice Home Inspections is a mandatory part of this inspection report. If you choose to not consult with the inspector, Choice Home Inspections cannot be held liable for your understanding or misunderstanding of the content of the reports. If you were not present for the inspection, please call our office at (209)403-5398 to arrange your verbal consultation.

IMPORTANT NOTICE TO THIRD PARTIES AND/OR OTHER PURCHASERS:

Receipt of this report by any purchasers of this property other than the party identified in the client information section is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a professional inspector to provide you with your own inspection and report on this property.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.