

Building Inspection Report



Inspection Date: 02/26/2016

Prepared For:

Prepared By:
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Report Number: 20161124

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THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Crawl Space Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.



General Comments

Typical minor flaws were detected in the structural components of the building. Simpson ties need further review.

RECOMMENDATIONS / OBSERVATIONS

Crawl Space

- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** There is evidence of vermin activity in the fireplace chase. A pest control specialist should be consulted for treatment and control advice.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs. See exterior section for minor repair recommendations.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal •Roofing Material (Shingles)
Chimneys:	•Metal below siding
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above & below grade
Method of Inspection:	•Viewed from ladder at eave

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are newer and appear to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Chimneys

- **Repair:** The metal chimney should be cleaned to help assure safe and functional operation.



No visible sign of deflection in the roof from the exterior, attic interior shows one damaged rafter that should be repaired.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Plywood
Eaves, Soffits, And Fascia:	•Wood
Exterior Doors:	•Metal •Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Walkways And Patios:	•Gravel
Porches, Decks, Steps, Railings:	•Stone
Fencing:	•Wood

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age. Paint and caulking needed within a few years.



Drainage appears to move water from the foundation walls. Movement in the support posts could be reviewed by a contractor

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The siding material is delaminating (coming apart) in a few areas. Localized repairs, replacement and/or painting may extend the life of the siding; see the pest report for more info and pricing. Replacement may eventually be necessary if not cared for – a significant expense which can be deferred when only limited areas of damage are found.



Avoid any wood soil contact, 4 inch clearance recommended. Various support posts were installed with steel deck screws.

Lot Drainage

- **Possible Major Concern, Monitor:** The property includes a steep bank or ravine—risking erosion, soil movement, foundation damage. An evaluation of soil stability is beyond the scope of this inspection. If erosion problems are suspected, a soils engineer should be consulted.



Decks

- **Monitor, Repair:** The construction of the metalwork for the decks is not compliant to “Simpson Ties” standard procedures for fasteners; screws used rather than galvanized nails. Repairs may be needed; consult a contractor.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Overhead •Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Ground Rod Connection

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs.
All 3-prong outlets that were tested were appropriately grounded.



General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

CO detectors are now a legal requirement inside all homes and on each level; within 10 feet of any bedroom doors.
http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0151-0200/sb_183_bill_20100507_chaptered.pdf



RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Loose wiring in the attic & crawl space should be secured.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. Abandoned circuits should terminate in a junction box with a cover.



Outlets

- **Safety Issue:** The ground fault circuit interrupter (GFCI) outlet on the exterior of the home did not respond correctly to testing during the inspection. This receptacle should be replaced.

Lights

- **Repair:** Recessed lights should be fitted with bulbs suitable to this application. Otherwise, there is a risk of overheating and/or fire.

Safety Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and all kitchen counter outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Propane
Heating System Type:	•Forced Air Furnace
Energy Source:	•Wood
Heating System Type:	• Wood Pellet stove in Living room
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Heat Distribution Methods:	•Wood Pellet stove in Living room

HEATING OBSERVATIONS

General Comments

The heating system shows no visible evidence of major defects.



RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The forced air heating system requires service; no recent service history. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The dirty air filter should be replaced seasonally.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Source Heat Pump System
Central System Type:	•Manufacturer: Mitsubishi

COOLING / HEAT PUMPS OBSERVATIONS



General Comments

- The air conditioning system may require servicing in the spring to verify optimal performance. Air conditioners cannot be safely tested when the ambient overnight temperature is below 60 degrees F.

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

- **Improve:** The heat pump system requires periodic cleaning and servicing.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Copper
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System •Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic ABS and or PVC pipe
Water Heater:	•Electric •Approximate Capacity (in gallons): 50
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.



RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** Water heaters in seismic zones should be properly strapped to resist movement during earthquake conditions.

Fixtures

- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Repair:** The toilet is loose in two locations; recommend securing to the floor as needed. See pest report.
- **Repair:** It is recommended that an anti-siphon device be added to the hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.

Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Paneling •Wood
Floor Surfaces:	•Carpet •Vinyl/Resilient •Tile
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Double Glazed
Doors:	•Wood-Hollow Core •Sliding Glass

INTERIOR OBSERVATIONS

General Condition of Floors

Fireplace is in good condition but should be cleaned and reinspected prior to use.



RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed.

Stairways

- **Monitor:** The stairway is relatively steep. It may not be practical to change this condition. Extreme care should be taken when using this stairway. *Carelessness could lead to an accident.*
- **Repair, Safety Issue:** The openings in the second floor railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety. Four (4) inch maximum opening.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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