

Building Inspection Report

Napa, CA



Inspection Date: 1/27/2016

Prepared For:

Prepared By:
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Report Number: 20161118

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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 •Piers
Columns:	•Wood
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Engineered Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS



The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Crawl Space

- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see Exterior and/or Roof). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.



Floors

- **Repair:** Mildew was found. This is usually due to improper ventilation or a leak. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation helps control humidity and reduces the risk of rot.

Exterior Walls

- **Major Concern, Repair:** Pronounced exterior wall cracks were observed. This implies that structural movement of the building has occurred. While the rate of movement cannot be predicted during a one-time inspection it is likely that repairs are needed. A structural engineer or a repair specialist who is familiar with residential building failures should be consulted to further evaluate this condition and the remedies available. Recommend a qualified contractor tuck point as needed.

Roof

- **Repair:** Substantial evidence of roof leaks was observed. Please refer to the Roofing section of the report for recommendations.



Wood Boring Insects

- **Monitor:** This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. ***Any form of wood/soil contact should be avoided.*** Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advisable.

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:	•Concrete Tile
Roof Flashings:	•Metal
Chimneys:	•Metal below siding
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above & below grade

ROOFING OBSERVATIONS



Damaged gutters in many areas.

Better than average quality materials have been employed as roof coverings.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The roofing material is mostly in good condition. However the installation workmanship was poor in some areas. While this does not pose a need for replacement, it risks leaks and reduced roof sheathing life. Repairs are needed asap.
- **Monitor:** The flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.
- **Repair:** The metal chimney should be cleaned to help assure safe and functional operation.



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:** Damaged gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.
- **Repair:** Loose or damaged downspouts should be repaired promptly.

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

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:	•Stucco	
Eaves, Soffits, And Fascia:	•Wood	
Exterior Doors:	•Metal	
Window/Door Frames and Trim:	•Vinyl-Covered	•Metal-Covered
Entry Driveways:	•Concrete	
Entry Walkways And Patios:	•Concrete	
Overhead Garage Door(s):	•Steel	•Automatic Opener Installed
Surface Drainage:	•Level Grade	
Fencing:	•Wood	

EXTERIOR OBSERVATIONS



General Comments

The exterior of the home has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized damage of the stucco exterior walls (staining and or cracks) should be repaired. There is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Tree branches should be trimmed away from the house.

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.
- **Repair, Safety Issue:** The walls and ceilings of the attached garages should be well sealed where they abut the interior of a house. This reduces the potential of toxic automobile gases entering the house. Openings should be sealed for your protection.
- **Possible Major Concern, Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended.
- **Repair, Safety Issue:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.



Lot Drainage

- **Major Concern, Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.



Walkway

- **Repair, Safety Issue:** The walkway in various locations presents a trip hazard. This condition should be altered for improved safety.

Fencing

- **Major Concern, Repair:** The fencing in various locations is in poor condition. Replacement will be necessary.

Discretionary Improvements

While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.

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 Main Service - Service Size: 100 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Exterior
Service Grounding:	•Copper •Water and or Gas Pipe Connection
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: Interior
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS



The size of the electrical service is sufficient for typical single family needs.

General Comments

- CO detectors are now a legal requirement inside all homes on each level. http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0151-0200/sb_183_bill_20100507_chaptered.pdf

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Monitor:** The service box shows evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the service box, an electrician should be consulted. Rusted electrical components are unsafe.

Auxiliary Panel(s)

- **Repair:** The auxiliary panel should be accessible from an appropriate location.

Outlets

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for all kitchen counter circuits. A GFCI offers increased protection from shock or electrocution.

Lights

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

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated twice a year.

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:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Carrier
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Insulated Ductwork

HEATING OBSERVATIONS



General Comments

The heating system has not been regularly maintained.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The dirty air filter should be replaced.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Supply Air Ductwork

- **Improve:** Duct cleaning is recommended.

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 Cooled Central Air Conditioning
Central System Type:	•Manufacturer: Comfort Maker

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 temperature is below 60 degrees F.
- This system has not been regularly maintained.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The outdoor unit of the air conditioning system requires cleaning.
- **Repair:** The air conditioning system requires servicing.

Discretionary Improvements

The installation of a PG&E demand response “set back” thermostat may help to reduce heating and cooling costs.

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:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front of home
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System •Plastic ABS and or PVC pipe
Water Heater:	•Gas •Manufacturer: Rheem
Fuel Shut-Off Valves:	•Natural Gas Main Valve At side yard

PLUMBING OBSERVATIONS



RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary. **This tank is not strapped properly.**

Waste / Vent

- **Repair:** The waste piping may be leaking into the garage area from the second floor bathroom. Loose toilet.
- **Repair:** The toilet are all loose; recommend replacing seals and securing to the floor as needed.

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.