

Property Inspection Report



325 Squaw Valley Rd, Olympic Valley, CA 96146

Inspection prepared for: Dave Hunt

Date of Inspection: 4/4/2019 Time: 9:00 AM

Age of Home: 1977

Weather: Cloudy, mild

Order ID: 1295

Inspector: Stephen Saturno

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Main House Interior Areas

Page 8 Item: 12	Smoke/ CO Detector	12.2. There were no carbon monoxide detectors present in the living areas. A carbon monoxide detector is required on each floor, outside of the bedrooms
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Main House Bedrooms

Page 9 Item: 1	Electrical	1.3. No power to outlet below window in master bedroom
Page 9 Item: 4	Windows	4.2. Cloudiness/condensation observed in double pane window in upstairs guest bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed. 4.3. Left window in upstairs guest bedroom does not completely close. Needs adjustment
Page 11 Item: 8	Closets	8.2. Hole in master bedroom closet door
Page 11 Item: 9	Smoke Detector	9.1. There was no smoke detectors present in two of the upstairs bedrooms. A smoke detector is required in each bedroom.

Main House Bathroom

Page 12 Item: 5	Sinks	5.3. Loose and leaking drain line below entry level guest bathroom sink. Contact licensed plumbing contractor for repair
Page 13 Item: 6	Showers	6.2. Water comes out of upstairs ensuite bathroom tub spout after diverter valve is engaged. Contact licensed plumbing contractor for further evaluation and repair.
Page 13 Item: 7	Exhaust Fan	7.1. The bath fan in upstairs ensuite bathroom did not operate when tested.
Page 14 Item: 12	Floor Condition	12.1. Cracked tiles noted in master bathroom

Main House Kitchen

Page 15 Item: 2	GFCI	2.1. Some outlets are not GFCI protected. Suggest installing GFCI protection at all receptacles for safety.
Page 15 Item: 5	Sinks	5.2. Cold water does not work in bar sink
Page 17 Item: 10	Exhaust Fan	10.2. Kitchen exhaust fan missing electrical cover
Page 17 Item: 12	Windows	12.1. Several of the window opener mechanisms are stripped and do not operate

Main House Laundry

Page 18 Item: 7	Wall Condition	7.1. Opened drywall behind washer
Page 19 Item: 9	Floor Condition	9.1. Cracked tile and damaged grout observed

Main House Heat/AC

Page 19 Item: 1	Heater Condition	1.1. Crown Boiler manufactured in 1996 per serial number or label. The average lifespan of a furnace is 20 years. This unit may be near the end of its effective life. Recommend replacing with a more efficient unit. 1.2. Heating system did not heat house in an adequate amount of time. Recommend further evaluation by licensed HVAC contractor.
<u>Main House</u> Water Heater		
Page 20 Item: 1	Water Heater Condition	1.4. The water heater is not strapped. Two straps, 1/3 from the top and the bottom, required.
<u>Main House</u> Roof		
Page 21 Item: 1	Roof Condition	1.2. Gravel does not fully cover rolled roofing. Rolled roofing appears in marginal to poor condition. Recommend further evaluation by licensed roofing contractor
<u>Main House</u> Garage		
Page 22 Item: 1	Electrical	1.1. Open junction box in garage
Page 22 Item: 2	GFCI	2.1. GFCI protected receptacles may not have been required when the house was built. Recommend installing GFCI protected receptacles in garage
Page 23 Item: 8	Fire Door	8.1. There is no self-closing device on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that one be installed in order to protect the residence against fires originating in the garage.
<u>Main House</u> Exterior Structure		
Page 24 Item: 4	Exterior Electrical Systems	4.2. Loose electrical outlet on south side of pool building. Repair for safety 4.3. Exposed electrical wires above boiler enclosure. Recommend enclosing wires in junction box for safety
Page 24 Item: 5	Exterior Condition	5.3. Bird damage observed in several areas of siding 5.4. Siding is in contact with soil. 6" clearance (between wood and soil) is recommended to prevent moisture damage. 5.5. Missing siding boards, exposing vapor barrier. Repair siding 5.6. Cracked and damaged stucco around chimney above and below roof. Recommend repair
Page 27 Item: 8	Decks & Patios	8.1. No flashing observed between west cantilevered deck and siding. Flashing at this location helps prevent moisture from getting behind joists and siding that can cause damage. Recommend repair
Page 28 Item: 10	Exterior Structure	10.2. Wood decay observed at tops of some exposed outlooker beams. Contact licensed general contractor for repair or to cut off all exposed ends. Recommend installing metal flashing over exposed beams and rafters to prevent any other beams from rotting 10.3. Damaged varge rafter on east end of house. Recommend replacing 10.4. Log post supporting roof over southwest patio may be decayed near base. Hollow sound when tapped and total penetration of screwdriver. Recommend further evaluation by licensed general contractor and possible replacement
<u>Main House</u> Foundation/ Crawlspace		

Page 30 Item: 2	Crawlspace Condition	<p>2.1. No insulation was found in the crawlspace in between the floor framing members. Recommend installation of insulation between all framing members to increase the comfort and the efficiency of the home.</p> <p>2.2. Insulation on heating ducts in crawlspace is falling off in areas and missing in other areas. Recommend installing and/or repairing insulation on heating ducts to decrease heat loss and increase the efficiency of the heating system.</p> <p>2.3. Dryer exhaust duct terminates in crawlspace. Dryer duct should extend to exterior to prevent hot moist air from entering crawlspace</p> <p>2.4. Standing water in crawlspace/basement area. Unable to determine source of water other than exterior</p>
Page 32 Item: 3	Venting Condition	<p>3.1. Crawlspace is unvented. Recommend installing a vapor barrier over dirt in unvented crawlspaces. Install 6-mil polyethylene vapor barrier to cover all exposed dirt. Provide 6" overlap between sheets, and 6" up adjacent walls.</p>
Page 32 Item: 4	Foundation Electrical	<p>4.1. Exposed hot electrical wires observed near water heater. Recommend capping these for safety</p>
Main House Utilities		
Page 32 Item: 1	Fuel Supply Observations	<p>1.2. No gas shut-off observed at one area where gas enters. Shut-off valves are typically near the pressure regulator. Recommend installing for safety</p>
Page 33 Item: 2	Electrical Service Observations	<p>2.3. Double tapped main breaker and double tapped neutral lug connection. Smaller gage wires connected to main breaker are a fire hazard. Contact licensed electrical contractor for repair.</p> <p>2.4. Laundry room sub panel is a Zinsco Sylvania electrical panel. Sylvania electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.</p>
Pool House Interior Areas		
Page 34 Item: 1	Electrical	<p>1.1. Electric wall heater on east wall did not operate</p> <p>1.2. Ungrounded outlets on east wall. This is an unsafe condition. Contact licensed electrical contractor for repair</p>
Page 35 Item: 2	Patio Door	<p>2.1. Missing or broken locks on several sliding patio doors. Wood piece behind door used as locking device</p>
Page 35 Item: 3	Windows	<p>3.1. Cloudiness/condensation observed in double pane windows and sliding patio door in pool room. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.</p>
Page 36 Item: 4	Wall Condition	<p>4.1. Damaged drywall above patio doors. Recommend removing drywall for further evaluation of wood framing</p> <p>4.2. Organic growth on drywall on north wall. Recommend further testing and evaluation by mold specialist</p> <p>4.3. Efflorescence on interior side of CMU walls. Efflorescence is a mineral deposit left behind from water penetrating walls</p>

Page 38 Item: 5	Ceiling Condition	5.1. Extensive water staining on wood beam and decking. Some of these areas are moist. Roof appeared in poor condition in some areas. Recommend roof repair or replacement
<i>Pool House Bathroom</i>		
Page 39 Item: 2	GFCI	2.1. No GFCI protection present in bathroom. Suggest installing GFCI protected receptacles for safety.
Page 39 Item: 3	Cabinets	3.2. Evidence of rodent activity observed
Page 40 Item: 6	Showers	6.1. Cracks and missing grout around shower base and tile. Recommend resealing before use.
Page 41 Item: 9	Windows	9.1. Cloudiness/condensation observed in all double pane windows in bathroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.
Page 41 Item: 11	Ceiling Condition	11.1. Water stains on wood decking above bathroom. Some stains showed elevated moisture content at time of inspection
<i>Pool House Heat/AC</i>		
Page 42 Item: 1	Heater Condition	1.1. Damage to several insulated ducts in mechanical room. Contact licensed HVAC contractor for replacement of ducts
<i>Pool House Water Heater</i>		
Page 43 Item: 1	Water Heater Condition	1.4. Plumber's tape used to strap water heater. This is not an acceptable method for strapping. Steel straps with lag screws or another approved method required
<i>Pool House Utilities</i>		
Page 45 Item: 2	Electrical Service Observations	2.2. Double tapped breakers inside sub panel box (two electrical conductors attached to one breaker). This can cause overheating, arcing, and an electrical fire. Recommend repair by a licensed electrical contractor 2.3. This sub panel is a Zinsco electrical panel. Zinsco electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.
<i>Detached Garage Interior Areas</i>		
Page 46 Item: 7	Floor Condition	7.1. Repaired carpet at top of stairs and in hallway. Several burn marks in front of fire
Page 47 Item: 9	Fireplace	9.2. Damaged fire bricks in fireplace. Recommend replacing fire bricks prior to use 9.3. Cracked and damaged hearth
Page 47 Item: 10	Smoke/ CO Detector	10.2. No carbon monoxide detector present in the living area
<i>Detached Garage Bedrooms</i>		
Page 48 Item: 8	Smoke Detector	8.1. There were no smoke detectors present in the bedrooms. A smoke detector is required in each bedroom.
<i>Detached Garage Kitchen</i>		

Page 50 Item: 2	GFCI	2.1. No GFCI protection present. Suggest installing GFCI protected receptacles for safety.
<i>Detached Garage Laundry</i>		
Page 52 Item: 8	Floor Condition	8.1. Wet flooring indicates an active leak. Contact appliance specialist for repair
<i>Detached Garage Roof</i>		
Page 54 Item: 1	Roof Condition	1.2. Visible areas appeared in marginal to poor condition. Recommend having roof evaluated by licensed roofing contractor when snow melts
<i>Detached Garage Garage</i>		
Page 55 Item: 1	Electrical	1.2. Open junction box observed in garage. Install cover for safety
Page 56 Item: 2	GFCI	2.1. Some outlets are not GFCI protected. Contact licensed electrical contractor for repair
Page 57 Item: 6	Garage Door Condition	6.2. Damage at bottom of right garage door
Page 57 Item: 7	Exterior Door	7.1. Door to shop has hole in it
Page 58 Item: 8	Windows	8.1. Cloudiness/condensation observed in double pane window in garage shop. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.
<i>Detached Garage Exterior Structure</i>		
Page 59 Item: 5	Exterior Electrical Systems	5.1. Outlet at front of garage is damaged, missing a weatherproof cover and is not GFCI protected. Contact licensed electrical contractor for repair
<i>Detached Garage Utilities</i>		
Page 61 Item: 2	Electrical Service Observations	2.2. Both main panels are Zinsco electrical panels. Zinsco electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Do not hesitate to call if you have any questions or need clarification on any comments of observations. This report will focus on safety and function, not current code. This report identifies specific concerns that the inspector feels may need further investigation or repair

- General comments and recommendations will be noted in black.
- Marginal comments will appear in blue.
- Items in more immediate need of repair or service are shown in red.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Client present
Selling Agent present

2. Home Type

Home Type: Single Family Home
Detached garage with living space

3. Occupancy

Occupancy: Occupied - Furnished
The utilities were on at the time of inspection
Moderate to heavy personal and household items observed
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Main House_Interior Areas

1. Electrical

Observations:
1.1. No major safety or function concerns noted at time of inspection.

2. Cabinets

Observations:
2.1. No deficiencies observed.

3. Closets

Observations:
3.1. No deficiencies noted.

4. Doors

Observations:
4.1. No deficiencies noted.

5. Patio Door

Observations:

5.1. The patio door was functional at the time of inspection

6. Windows

Observations:

6.1. No deficiencies observed

7. Wall Condition

Materials: The walls are clad in wood plank material.

Observations:

7.1. No deficiencies noted.

8. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

8.1. No deficiencies noted.

9. Floor Condition

Flooring Types: Carpet is noted

Observations:

9.1. Normal wear observed for the age of flooring

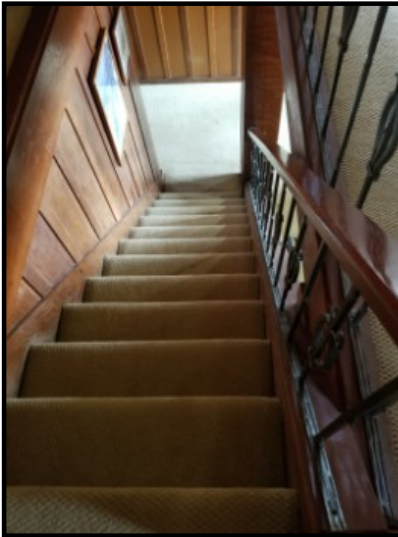


Ripped carpet in trophy room

10. Stairs & Handrail

Observations:

10.1. No graspable handrail at stairs. Common construction practice is to provide a graspable handrail on one side of the stairs.



No graspable handrail at stairs

11. Fireplace

Locations: Living Room, Master Bedroom

Materials: Wood burning fireplaces noted

Observations:

11.1. Recommend sweeping chimney before use and annually to ensure safe operation.

11.2. Warped firebox in living room fireplace. Monitor for further warping or damage and consult fireplace specialist if needed



Wood burning fireplace in living room



Wood burning fireplace in master bedroom

12. Smoke/ CO Detector

Observations:

12.1. Smoke detectors were observed on all levels of the house. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

12.2. There were no carbon monoxide detectors present in the living areas. A carbon monoxide detector is required on each floor, outside of the bedrooms

Main House_Bedrooms

1. Electrical

Observations:

1.1. Light did not turn on in master bedroom closet. Check light bulb

1.2. Loose outlet in master bedroom near door

1.3. No power to outlet below window in master bedroom



No power to outlet below window in master bedroom



Loose outlet in master bedroom near door

2. Cabinets

Observations:

2.1. No deficiencies observed.

3. Doors

Observations:

3.1. No major safety or function concerns noted at time of inspection.

4. Windows

Observations:

4.1. Stripped window opener in master bedroom. Window is difficult to operate

4.2. Cloudiness/condensation observed in double pane window in upstairs guest bedroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.

4.3. Left window in upstairs guest bedroom does not completely close. Needs adjustment



Stripped window opener in master bedroom



Failed window seal in upstairs guest bedroom



Window does not completely close in upstairs guest bedroom

5. Wall Condition

Materials: The walls are clad in wood plank material

Observations:

5.1. No deficiencies observed.

6. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

6.1. No deficiencies observed.

7. Floor Condition

Flooring Types: Carpet is noted

Observations:

7.1. Normal wear and tear is observed for the age of the flooring

8. Closets

Observations:

8.1. Water stains in master bedroom closet ceiling. Moisture meter readings indicate area was relatively dry at the time of inspection

8.2. Hole in master bedroom closet door



Water stains in master bedroom closet ceiling



Hole in master bedroom closet door

9. Smoke Detector

Observations:

9.1. There was no smoke detectors present in two of the upstairs bedrooms. A smoke detector is required in each bedroom.

Main House_Bathroom

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

1.2. Electric wall heater in master bathroom operated normally



Electric wall heater in master bathroom

2. GFCI

Observations:

2.1. **GFCI** tested and functioned properly.

3. Cabinets

Observations:

3.1. No deficiencies observed.

4. Counters

Observations:

4.1. No deficiencies noted.

5. Sinks

Observations:

5.1. Sink stopper is inoperable in upstairs guest bathroom

5.2. Fixture is loose on sink basin in entry level guest bathroom. Recommend tightening

5.3. Loose and leaking drain line below entry level guest bathroom sink. Contact licensed plumbing contractor for repair



Fixture is loose on sink basin in entry level guest bathroom



Leaky drain line below entry level guest bathroom sink



Sink stopper is inoperable in upstairs guest bathroom

6. Showers

Observations:

6.1. Fungus observed on upstairs guest bathroom shower caulk. Recommend removing caulk and regrouting

6.2. Water comes out of upstairs ensuite bathroom tub spout after diverter valve is engaged. Contact licensed plumbing contractor for further evaluation and repair.



Remove caulk and regROUT in upstairs guest bathroom shower



Water comes out of upstairs ensuite bathroom tub spout after diverter valve is engaged

7. Exhaust Fan

Observations:

7.1. The bath fan in upstairs ensuite bathroom did not operate when tested.

8. Doors

Observations:

8.1. Door rubs against top of frame at master bathroom toilet room and in upstairs ensuite bathroom. Trim top of doors

9. Windows

Observations:

9.1. No deficiencies observed

10. Wall Condition

Materials: The walls are clad in wood plank material

Observations:

10.1. No deficiencies noted.

11. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

11.1. No deficiencies noted.

12. Floor Condition

Materials: Tile is noted

Observations:

12.1. Cracked tiles noted in master bathroom



Cracked tiles noted in master bathroom

13. Toilets

Observations:

13.1. Toilet loose in entry level and upstairs guest bathrooms. Closet bolts at base of toilet are loose and should be tightened. Wax ring may need to be replaced

Main House_Kitchen

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. GFCI

Observations:

2.1. Some outlets are not GFCI protected. Suggest installing GFCI protection at all receptacles for safety.



Most outlets in kitchen not GFCI protected

3. Cabinets

Observations:

3.1. Appeared functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

4.1. Tile counter tops noted.

4.2. Granite counter tops noted.

4.3. There is normal wear noted for the age of the counter tops.

5. Sinks

Observations:

5.1. Slow drain in left sink. Recommend clearing.

5.2. Cold water does not work in bar sink



kitchen bar sink

6. Dishwasher

Observations:

6.1. Dishwasher was operational at the time of inspection, although every cycle was not tested.

7. Garbage Disposal

Observations:

7.1. Operated and appeared functional at time of inspection.

8. Cook Top and Range

Observations:

8.1. Gas cook top noted.

8.2. All heating elements operated when tested.

8.3. The cook top is missing some temperature control knobs

8.4. Oven operated when tested.



Missing knob on cooktop



Main House cooktop

9. Refrigerator

Observations:

9.1. No deficiencies observed

10. Exhaust Fan

Observations:

10.1. Exhaust fan operated when tested.

10.2. Kitchen exhaust fan missing electrical cover



Kitchen exhaust fan missing electrical cover



Main House, kitchen exhaust fan

11. Doors

Observations:

11.1. No major safety or function concerns noted at time of inspection.

12. Windows

Observations:

12.1. Several of the window opener mechanisms are stripped and do not operate

13. Wall Condition

Materials: The walls are clad in wood plank material.

Observations:

13.1. No deficiencies observed.

14. Ceiling Condition

Materials: Open beam ceiling construction noted.

Observations:

14.1. No deficiencies noted.

15. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

15.1. Floor is warped in front of dishwasher and fridge. Indication of prior water leak. Moisture meter readings did not indicate problem at time of inspection.

Main House_Laundry

1. Locations

Locations: Laundry is located on entry level

2. Electrical

Observations:

2.1. No major safety or function concerns noted at time of inspection.

3. Dryer Vent

Observations:

3.1. No deficiencies noted.

4. Exhaust Fan

Observations:

4.1. Vent fan light is inoperable.

5. Cabinets

Observations:

5.1. No deficiencies observed.

6. Doors

Observations:

6.1. No deficiencies noted.

7. Wall Condition

Materials: Drywall walls noted.

Observations:

7.1. Opened drywall behind washer



Opened drywall behind washer

8. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

8.1. No deficiencies noted.

9. Floor Condition

Materials: Tile is noted. Laminate type flooring noted.

Observations:

9.1. Cracked tile and damaged grout observed



Cracked tiles

Main House_Heat/AC

1. Heater Condition

Location: The boiler located in exterior shed, west of breezeway. The heat exchanger is located in crawlspace.

Type: Gas fired boiler feeds hot water to heat exchanger.

Observations:

1.1. Crown Boiler manufactured in 1996 per serial number or label. The average lifespan of a furnace is 20 years. This unit may be near the end of its effective life. Recommend replacing with a more efficient unit.

1.2. Heating system did not heat house in an adequate amount of time. Recommend further evaluation by licensed HVAC contractor.



Main House boiler



Main House boiler

2. Venting

Observations:

2.1. Metal double wall chimney vent pipe noted.

3. Gas Valves

Observations:

3.1. Gas shut-off valves were present and functional

4. Thermostats

Observations:

4.1. Location: living room

4.2. Analog, non-programmable type.

4.3. Functional at the time of inspection.



Main House_Water Heater

1. Water Heater Condition

Heater Type: Electric

Location: The water heater is located in the crawlspace

Observations:

1.1. Water heater manufactured in 2017 per serial number or label.

1.2. 50 gallon Rheem water heater

1.3. No **expansion tank** installed at water heater. An expansion tank prevents damage to valves, pipes, and the water heater by allowing a place for water to go when it expands from being heated. Contact a licensed plumbing contractor for installation

1.4. The water heater is not strapped. Two straps, 1/3 from the top and the bottom, required.



Water heater in main house

Main House_Roof

1. Roof Condition

Inspection info: Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.

Materials: Rolled roofing with gravel topping

Observations:

1.1. Roof was mostly snow covered at the time of inspection. These areas of the roof were unable to be inspected

1.2. Gravel does not fully cover rolled roofing. Rolled roofing appears in marginal to poor condition. Recommend further evaluation by licensed roofing contractor



Snow covered roof



Visible rolled roofing in marginal to poor condition



Snow covered most of roof

2. Flashing

Observations:

2.1. Flashing appears to be adequate.

Main House_Garage

1. Electrical

Observations:

1.1. Open junction box in garage



Open junction box in garage

2. GFCI

Observations:

2.1. GFCI protected receptacles may not have been required when the house was built.
Recommend installing GFCI protected receptacles in garage

3. Walls/ Firewall Observations

Observations:

3.1. No deficiencies noted.

4. Floor Condition

Materials: Concrete floors noted.

Observations:

4.1. Cracked slab and missing concrete piece observed



Chunk of missing slab

5. Rafters & Ceiling

Observations:

5.1. Dimensional lumber wood roof rafters noted.

5.2. No deficiencies observed.

6. Garage Door Condition

Garage Door Type: Sectional door noted.

Observations:

6.1. No deficiencies observed.

7. Exterior Door

Observations:

7.1. No deficiencies noted.

8. Fire Door

Observations:

8.1. There is no self-closing device on the door from the house leading to the garage. This is a fire hazard. It is strongly recommended that one be installed in order to protect the residence against fires originating in the garage.

9. Windows

Observations:

9.1. No deficiencies observed

Main House_Exterior Structure

1. Grading

Observations:

- 1.1. No deficiencies noted.

2. Vegetation

Observations:

- 2.1. Tree limbs within 10 feet of roof should be trimmed to minimize debris & dampness, and to eliminate pathways for wood destroying insects

3. Exterior Plumbing Fixtures

Observations:

- 3.1. No deficiencies noted.
- 3.2. All hose bibs observed as "frost-proof"

4. Exterior Electrical Systems

Observations:

- 4.1. All exterior outlets in weatherproof covers and are GFCI protected
- 4.2. Loose electrical outlet on south side of pool building. Repair for safety
- 4.3. Exposed electrical wires above boiler enclosure. Recommend enclosing wires in junction box for safety



Loose outlet on south side of pool building



Exposed electrical wires above boiler enclosure

5. Exterior Condition

Materials: Painted wood siding, Stone veneer

Observations:

- 5.1. Some areas need restaining.
- 5.2. Some areas were unable to be inspected due to snow sitting against siding
- 5.3. Bird damage observed in several areas of siding
- 5.4. Siding is in contact with soil. 6" clearance (between wood and soil) is recommended to prevent moisture damage.
- 5.5. Missing siding boards, exposing vapor barrier. Repair siding
- 5.6. Cracked and damaged stucco around chimney above and below roof. Recommend repair



Small amount of dirt touching siding



Bird damage on west side of pool building



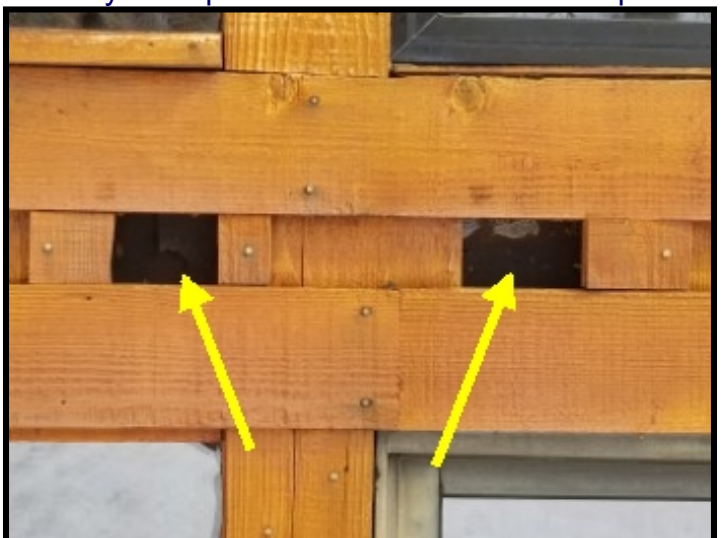
Bird damage on west side



Many woodpecker holes on west side of pool



Bird damage on south side of pool



Missing siding on south side of pool



Damaged stucco around chimney



Damaged stucco on chimney



Siding touching dirt on east side of house

6. Eaves & Facia

Observations:

6.1. Recommend restaining fading fascias



Faded fascias

7. Entry Deck/Porch

Observations:

7.1. Appeared functional at time of inspection.

8. Decks & Patios

Observations:

8.1. No flashing observed between west cantilevered deck and siding. Flashing at this location helps prevent moisture from getting behind joists and siding that can cause damage. Recommend repair



No flashing between west deck and siding

9. Stairs & Railings

Observations:

9.1. Baluster spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards. At the time this house was constructed, this was not the building code requirement.



Wide spacing at deck railing

10. Exterior Structure

Observations:

- 10.1. Cracked rafter ends around edge of house. These should not affect the integrity of the roof.
- 10.2. Wood decay observed at tops of some exposed outlooker beams. Contact licensed general contractor for repair or to cut off all exposed ends. Recommend installing metal flashing over exposed beams and rafters to prevent any other beams from rotting
- 10.3. Damaged verge rafter on east end of house. Recommend replacing
- 10.4. Log post supporting roof over southwest patio may be decayed near base. Hollow sound when tapped and total penetration of screwdriver. Recommend further evaluation by licensed general contractor and possible replacement



Cracked rafter end



Cracked rafter ends



Install flashing over exposed beam ends



Damaged varge rafter on east end



Decay at top of exposed beam on southwest corner of house



Hollow sounding log post at southwest corner



Main House_Foundation/ Crawlspace

1. Foundation/Structure Condition

Foundation Type: Concrete Masonry Unit (CMU) walls and concrete footings

Observations:

1.1. Could not access all areas of foundation due to rigid insulation covering exterior walls.

2. Crawlspace Condition

Access Location(s): Access through guest bathroom

Observations:

2.1. No insulation was found in the crawlspace in between the floor framing members. Recommend installation of insulation between all framing members to increase the comfort and the efficiency of the home.

2.2. Insulation on heating ducts in crawlspace is falling off in areas and missing in other areas. Recommend installing and/or repairing insulation on heating ducts to decrease heat loss and increase the efficiency of the heating system.

2.3. Dryer exhaust duct terminates in crawlspace. Dryer duct should extend to exterior to prevent hot moist air from entering crawlspace

2.4. Standing water in crawlspace/basement area. Unable to determine source of water other than exterior



No insulation between floor framing



Insulation falling off heating ducts



No insulation on some ducts



No insulation between framing members



Dryer exhaust duct terminates in crawlspace



Standing water in crawlspace



3. Venting Condition

Observations:

3.1. Crawlspace is unvented. Recommend installing a vapor barrier over dirt in unvented crawlspaces. Install 6-mil polyethylene vapor barrier to cover all exposed dirt. Provide 6" overlap between sheets, and 6" up adjacent walls.

4. Foundation Electrical

Observations:

4.1. Exposed hot electrical wires observed near water heater. Recommend capping these for safety



Hot electrical wires

5. Foundation Plumbing

Observations:

5.1. Acrylonitrile-Butadiene-Styrene "**ABS**" waste and vent pipes noted.

5.2. Appears Functional at time of inspection.

Main House Utilities

1. Fuel Supply Observations

Fuel Supply: Propane gas tank located on rear side of pool. One gas shut-off located on north side of main house

Observations:

1.1. Propane tank on rear side of pool building buried in snow. Not inspected. Contact Tahoe Truckee propane to verify ownership of tank and for service

1.2. No gas shut-off observed at one area where gas enters. Shut-off valves are typically near the pressure regulator. Recommend installing for safety



No gas shut-off valve



Gas shut-off by boiler room

2. Electrical Service Observations

Panel Location: Main panel located on east side of house. Distribution panel (sub panels) located in garage and laundry room

Main Amp Capacity: 200 amp

Observations:

2.1. There is an underground service lateral noted.

2.2. Conductors:

Copper used for 120V circuits

Stranded aluminum and copper used for 240V circuits

Stranded aluminum used for Service Entrance conductors

2.3. Double tapped main breaker and double tapped neutral lug connection. Smaller gage wires connected to main breaker are a fire hazard. Contact licensed electrical contractor for repair.

2.4. Laundry room sub panel is a Zinsco Sylvania electrical panel. Sylvania electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.



Main electrical panel, east side of house



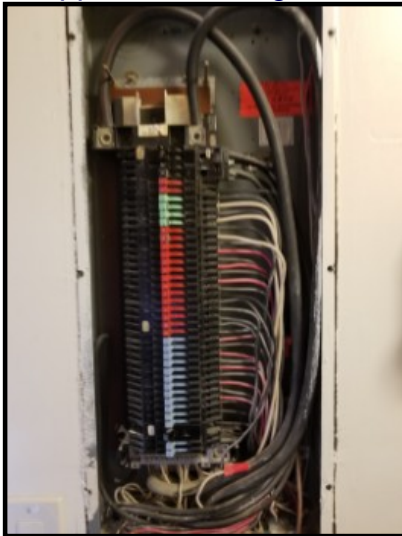
Double tapped breaker in main panel



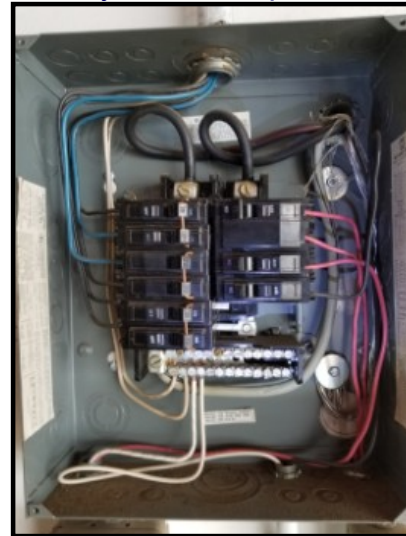
Double tapped neutral lug in main panel



Sylvania sub panel



Zinsco Sylvania sub panel



Sub panel located in garage

Pool House_Interior Areas

1. Electrical

Observations:

- 1.1. Electric wall heater on east wall did not operate
- 1.2. Ungrounded outlets on east wall. This is an unsafe condition. Contact licensed electrical contractor for repair



Heater did not operate

2. Patio Door

Observations:

2.1. Missing or broken locks on several sliding patio doors. Wood piece behind door used as locking device

3. Windows

Observations:

3.1. Cloudiness/condensation observed in double pane windows and sliding patio door in pool room. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Failed seal in patio door



Failed window seal



Failed window seal



Failed window seals

4. Wall Condition

Materials: Drywall and exposed CMU walls noted

Observations:

- 4.1. Damaged drywall above patio doors. Recommend removing drywall for further evaluation of wood framing
- 4.2. Organic growth on drywall on north wall. Recommend further testing and evaluation by mold specialist
- 4.3. Efflorescence on interior side of CMU walls. Efflorescence is a mineral deposit left behind from water penetrating walls



Damaged drywall above patio door



Damaged drywall



Organic growth on north wall



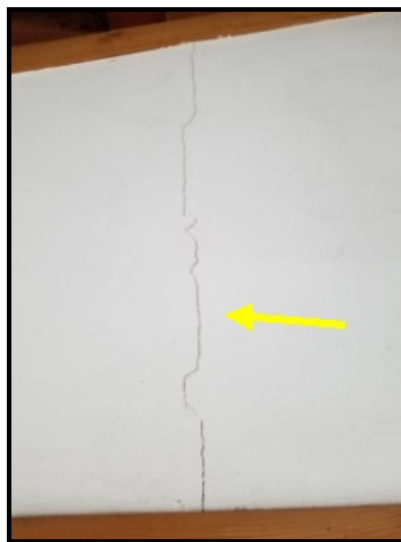
Organic growth



Efflorescence on CMU walls



Efflorescence



Cosmetic crack

5. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

5.1. Extensive water staining on wood beam and decking. Some of these areas are moist. Roof appeared in poor condition in some areas. Recommend roof repair or replacement



Water stains above spa area



Moist decking above spa area



Water stains above pool area



Water stains adjacent to gable end wall

6. Floor Condition

Flooring Types: Concrete floors noted

Observations:

6.1. No deficiencies noted.

Pool House_Bathroom

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. GFCI

Observations:

2.1. No GFCI protection present in bathroom. Suggest installing GFCI protected receptacles for safety.

3. Cabinets

Observations:

3.1. Appeared functional and in satisfactory condition, at time of inspection.

3.2. Evidence of rodent activity observed

4. Counters

Observations:

4.1. Cracked grout between tile counter and backsplash



Cracked grout between tile counter and backsplash

5. Sinks

Observations:

5.1. Sink stopper is inoperable in pool house bathroom

6. Showers

Observations:

6.1. Cracks and missing grout around shower base and tile. Recommend resealing before use.



Cracked tile outside of shower



Cracked grout around shower base

7. Exhaust Fan

Observations:

7.1. The bath fan functioned properly at time of inspection

8. Doors

Observations:

8.1. All bathroom doors don't latch properly or rub on door frames of bathroom. Recommend trimming doors.

9. Windows

Observations:

9.1. Cloudiness/condensation observed in all double pane windows in bathroom. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Failed window seals



10. Wall Condition

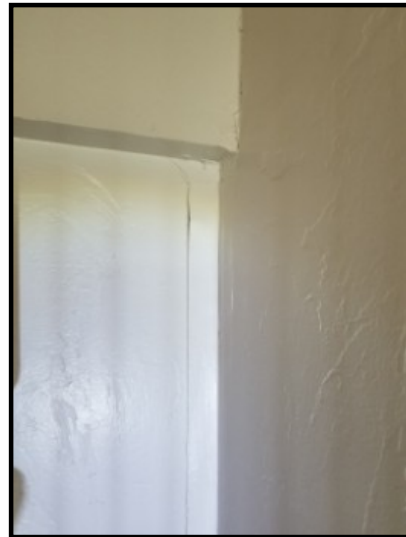
Materials: Drywall walls noted

Observations:

10.1. Cosmetic cracking observed and some water staining.



Cracked drywall and surface stains



Drywall cracks

11. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

11.1. Water stains on wood decking above bathroom. Some stains showed elevated moisture content at time of inspection



Water stain

12. Floor Condition

Materials: Carpet is noted

Observations:

12.1. Normal wear and tear observed

13. Toilets

Observations:

13.1. No deficiencies observed

Pool House_Heat/AC

1. Heater Condition

Location: The unit is located in the mechanical room

Observations:

1.1. Damage to several insulated ducts in mechanical room. Contact licensed HVAC contractor for replacement of ducts



Hole in ducting



Damaged duct

Pool House_Water Heater

1. Water Heater Condition

Heater Type: Gas

Location: The water heater is located in the mechanical room

Observations:

1.1. Gas shut off to water heater. Unable to test unit

1.2. Water heater manufactured in 2001 per serial number or label. The average lifespan of a water heater is 15 years. This unit may be near the end of its effective life. Recommend replacing with a more efficient unit.

1.3. No expansion tank installed at water heater. An expansion tank prevents damage to valves, pipes, and the water heater by allowing a place for water to go when it expands from being heated. Contact a licensed plumbing contractor for installation

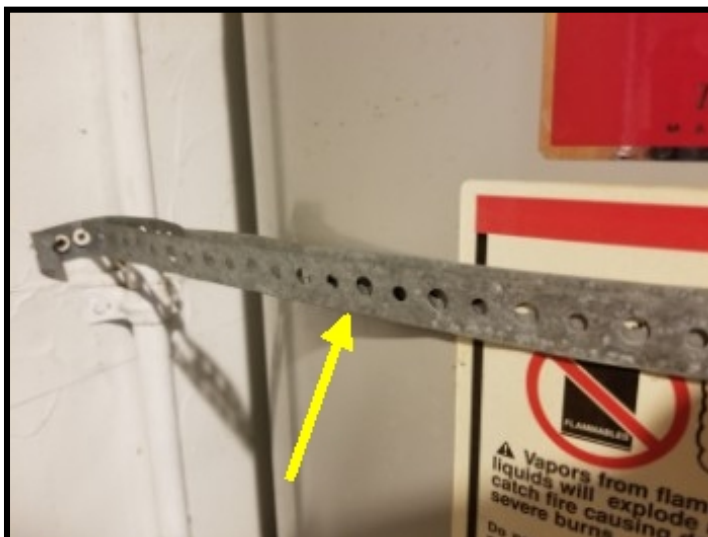
1.4. Plumber's tape used to strap water heater. This is not an acceptable method for strapping. Steel straps with lag screws or another approved method required



50 gallon State water heater



Gas shut off to water heater



Plumber's tape is not an approved material for strapping

Pool House_Uilities

1. Water Supply Observations

Water Source: Public - Supplied by local utility company

Water Main Shut-Off: Located in mechanical room

Observations:

1.1. No deficiencies noted.



Handle for water shut-off valve

2. Electrical Service Observations

Panel Location: Distribution panel (sub panel) located in mechanical room

Observations:

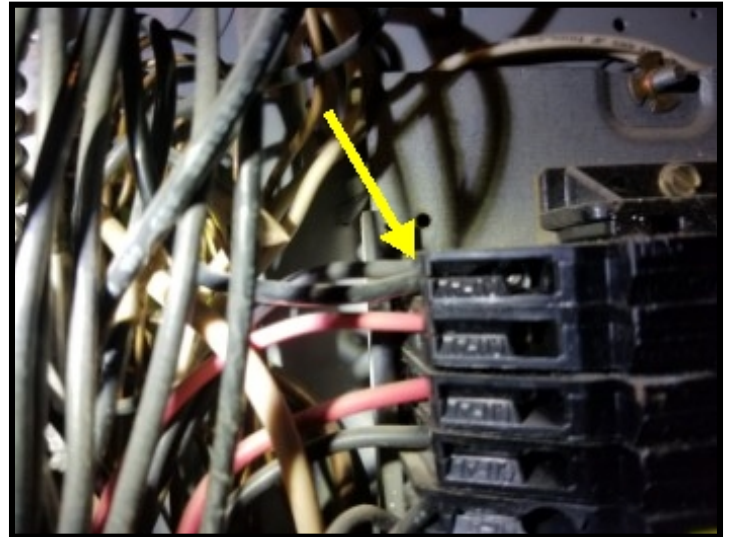
2.1. Ground and neutral wires connected to same bonding bar in the sub panel. This is no longer an acceptable practice. Consider upgrading

2.2. Double tapped breakers inside sub panel box (two electrical conductors attached to one breaker). This can cause overheating, arcing, and an electrical fire. Recommend repair by a licensed electrical contractor

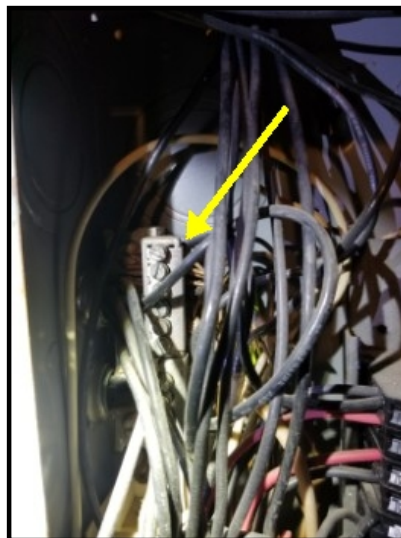
2.3. This sub panel is a Zinsco electrical panel. Zinsco electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.



Sub panel in mechanical room



Several double tapped breakers



Ground and neutral wires connected to same bonding bar in sub panel

Detached Garage_Interior Areas

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. Closets

Observations:

2.1. No deficiencies noted.

3. Doors

Observations:

3.1. No deficiencies noted.

4. Windows

Observations:

4.1. No deficiencies observed

5. Wall Condition

Materials: Drywall walls noted

Observations:

5.1. No deficiencies noted.

6. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

6.1. No deficiencies noted.

7. Floor Condition

Flooring Types: Carpet is noted

Observations:

7.1. Repaired carpet at top of stairs and in hallway. Several burn marks in front of fire



Repaired carpet at top of stairs



Burn marks

8. Stairs & Handrail

Observations:

8.1. No deficiencies observed

9. Fireplace

Locations: Living Room

Materials: Wood burning fireplace noted

Observations:

9.1. Recommend sweeping chimney before use and annually to ensure safe operation.

9.2. Damaged fire bricks in fireplace. Recommend replacing fire bricks prior to use

9.3. Cracked and damaged hearth



Damaged hearth



Wood burning fireplace in living room



Damaged fire bricks

10. Smoke/ CO Detector

Observations:

10.1. Smoke detector was observed. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

10.2. No carbon monoxide detector present in the living area

Detached Garage_Bedrooms

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. Doors

Observations:

2.1. No major safety or function concerns noted at time of inspection.

3. Windows

Observations:

3.1. Windows were functional at time of inspection

4. Wall Condition

Materials: Drywall walls noted

Observations:

4.1. No deficiencies observed.

5. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

5.1. No deficiencies observed.

6. Floor Condition

Flooring Types: Carpet is noted

Observations:

6.1. Normal wear and tear is observed for the age of the flooring

7. Closets

Observations:

7.1. No deficiencies noted.

8. Smoke Detector

Observations:

8.1. There were no smoke detectors present in the bedrooms. A smoke detector is required in each bedroom.

Detached Garage_Bathroom

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. GFCI

Observations:

2.1. GFCI tested and functioned properly.

3. Cabinets

Observations:

3.1. Appeared functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

4.1. There is normal wear noted for the age of the counter tops.

5. Sinks

Observations:

5.1. No deficiencies observed.

6. Showers

Observations:

6.1. No deficiencies observed

7. Exhaust Fan

Observations:

7.1. The bath fan functioned properly at time of inspection

8. Doors

Observations:

8.1. Bathroom door rubs against top of door frame, recommend trimming door.

9. Wall Condition

Materials: Drywall walls noted

Observations:

9.1. No deficiencies noted.

10. Ceiling Condition

Materials: Open beam ceiling construction noted

Observations:

10.1. No deficiencies noted.

11. Floor Condition

Materials: Tile is noted

Observations:

11.1. Normal wear and tear observed

12. Toilets

Observations:

12.1. No deficiencies observed

Detached Garage_Kitchen

1. Electrical

Observations:

1.1. No major safety or function concerns noted at time of inspection.

2. GFCI

Observations:

2.1. No GFCI protection present. Suggest installing GFCI protected receptacles for safety.



Kitchen outlets not GFCI protected

3. Cabinets

Observations:

3.1. Appeared functional and in satisfactory condition, at time of inspection.

4. Counters

Observations:

4.1. Tile counter tops noted.

4.2. Plastic laminate counter tops noted.

4.3. There is normal wear noted for the age of the counter tops.

5. Sinks

Observations:

5.1. No deficiencies observed.

6. Garbage Disposal

Observations:

6.1. Operated and appeared functional at time of inspection.

7. Cook Top and Range

Observations:

7.1. Electric cook top noted.

7.2. All heating elements operated when tested.

7.3. Oven operated when tested.

8. Refrigerator

Observations:

8.1. No deficiencies observed

9. Exhaust Fan

Observations:

9.1. Exhaust fan operated when tested.

9.2. Kitchen exhaust fan vents to exterior

9.3. Recommend replacing fan filter, none present



Missing filter in exhaust fan

10. Windows

Observations:

10.1. Window was functional at time of inspection.

11. Wall Condition

Materials: Drywall walls noted.

Observations:

11.1. No deficiencies observed.

12. Ceiling Condition

Materials: Open beam ceiling construction noted.

13. Floor Condition

Materials: Laminate type flooring noted.

Observations:

13.1. No deficiencies noted.

Detached Garage_Laundry

1. Locations

Locations: Laundry is located upstairs

2. Electrical

Observations:

2.1. No major safety or function concerns noted at time of inspection.

3. GFCI

Observations:

3.1. GFCI tested and functioned properly.

4. Dryer Vent

Observations:

4.1. Could not fully inspect the dryer vent; it is obscured by adjacent walls



Washer and dryer in closet

5. Doors

Observations:

5.1. No deficiencies noted.

6. Wall Condition

Materials: Drywall walls noted.

Observations:

6.1. No deficiencies noted.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

7.1. No deficiencies noted.

8. Floor Condition

Materials: Exposed plywood flooring is noted

Observations:

8.1. Wet flooring indicates an active leak. Contact appliance specialist for repair



Wet flooring indicates an active leak

Detached Garage_Heat/AC

1. Heater Condition

Location: Wall heaters are found in all bedrooms and living areas

Type: Electric wall heaters

Observations:

1.1. No deficiencies noted



Electric wall heater

2. Thermostats

Observations:

2.1. Location: living room, bedroom

2.2. Analog, non-programmable type.

2.3. Functional at the time of inspection.



Detached Garage_Water Heater

1. Water Heater Condition

Heater Type: Electric

Location: The water heater is located in the garage

Observations:

1.1. No expansion tank installed at water heater. An expansion tank prevents damage to valves, pipes, and the water heater by allowing a place for water to go when it expands from being heated. Contact a licensed plumbing contractor for installation

1.2. Unable to thoroughly inspect water heater or determine date of manufacture due to insulation wrap and personal items blocking unit.

1.3. The water heater has one strap visible. Verify if unit is properly secured with second strap.



Garage residence water heater

Detached Garage_Roof

1. Roof Condition

Inspection info: Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.

Materials: Rolled roofing

Observations:

1.1. Roof was mostly snow covered at the time of inspection. These areas of the roof were unable to be inspected

1.2. Visible areas appeared in marginal to poor condition. Recommend having roof evaluated by licensed roofing contractor when snow melts



Snow on roof

2. Flashing

Observations:

2.1. Flashing appears to be adequate.

3. Chimney

Observations:

3.1. No major system safety or function concerns noted at time of inspection.

Detached Garage_Garage

1. Electrical

Observations:

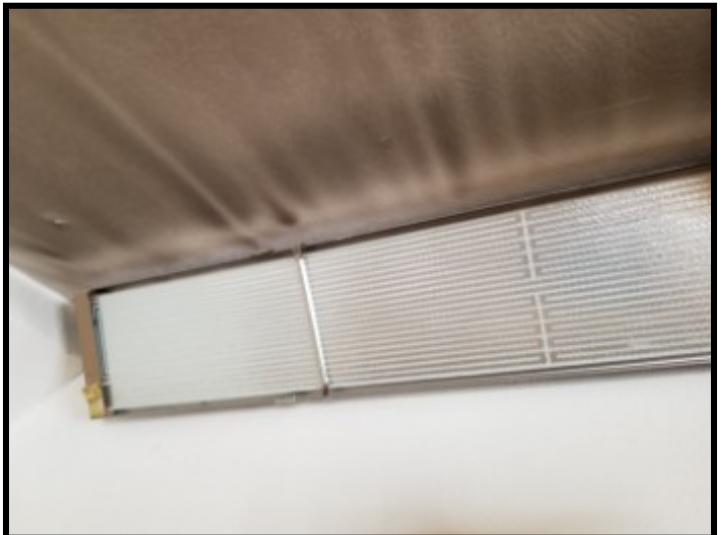
1.1. Electric heater in garage shop got warm when turned on, but did not produce much heat.

Contact seller for more information

1.2. Open junction box observed in garage. Install cover for safety



Some outlets in shop are not GFCI protected



Garage shop heater



Open junction box



Outlets in garage not GFCI protected

2. GFCI

Observations:

2.1. Some outlets are not GFCI protected. Contact licensed electrical contractor for repair

3. Walls/ Firewall Observations

Observations:

3.1. Personal items prevent complete inspection.



Personal items in garage



Car and personal items in garage

4. Floor Condition

Observations:

4.1. No deficiencies noted. Some cosmetic cracks observed. This is normal

5. Rafters & Ceiling

Observations:

5.1. Dimensional lumber wood roof rafters noted.

5.2. Drywall ceilings noted.

5.3. Water stains on wood framing. Unable to determine if issue has been resolved. Contact seller for more information



Water stains on wood framing

6. Garage Door Condition

Garage Door Type: Sectional door noted.

Observations:

6.1. Loose garage door gasket

6.2. Damage at bottom of right garage door



Loose garage door gasket



Damage at bottom of right garage door

7. Exterior Door

Observations:

7.1. Door to shop has hole in it



Door to shop has hole in it

8. Windows

Observations:

8.1. Cloudiness/condensation observed in double pane window in garage shop. This is an indication of a failed seal. A qualified contractor should review for replacement as needed.



Failed window seal in garage shop

Detached Garage_Exterior Structure

1. Driveway and Walkway Condition

Materials: Asphalt driveway

Observations:

1.1. Moderate cracks and deterioration in driveway. Repair and/or monitor for development trip hazards or further deterioration. Recommend sealing to extend life.



2. Grading

Observations:

2.1. No deficiencies noted.

3. Vegetation

Observations:

3.1. Tree limbs within 10 feet of roof should be trimmed to minimize debris & dampness, and to eliminate pathways for wood destroying insects

4. Exterior Plumbing Fixtures

Observations:

4.1. No deficiencies noted.

4.2. All hose bibs observed as "frost-proof"

5. Exterior Electrical Systems

Observations:

5.1. Outlet at front of garage is damaged, missing a weatherproof cover and is not GFCI protected. Contact licensed electrical contractor for repair



Damaged outlet is not GFCI protected

6. Exterior Condition

Materials: Stained wood siding

Observations:

6.1. No major system safety or function concerns noted at time of inspection.

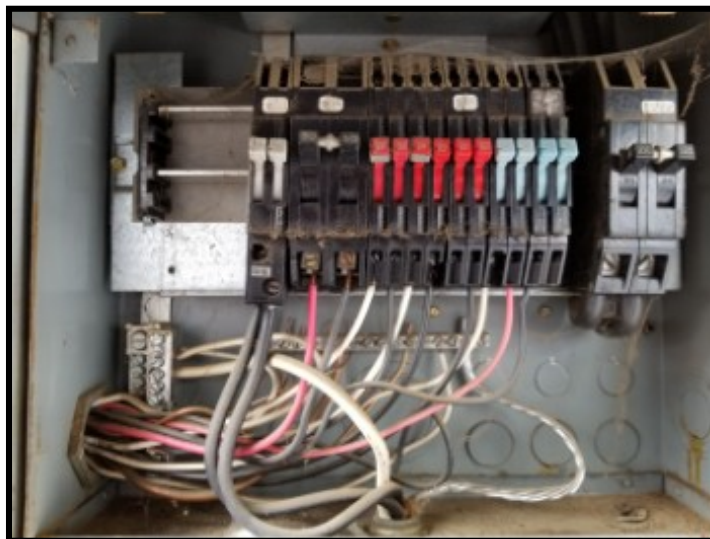
7. Eaves & Facia

Observations:

7.1. No deficiencies noted.

Detached Garage_Uilities

1. Water Supply Observations



Main panel for residence

2. Electrical Service Observations

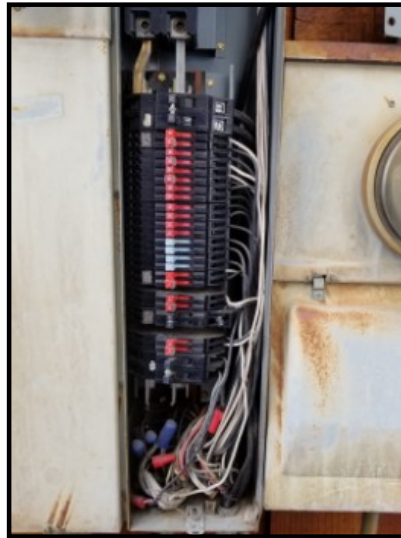
Panel Location: Two main panels for detached garage located on west side of structure. One panel services upstairs residence and one services downstairs garage.

Main Amp Capacity: 200 amp or garage . 100 amp for residence

Observations:

2.1. There is an underground service lateral noted.

2.2. Both main panels are Zinsco electrical panels. Zinsco electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an overcurrent situation, thereby causing a potential fire hazard. Recommend replacing electrical panel by a licensed electrician.



Main panel for garage

Glossary

<i>Term</i>	<i>Definition</i>
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.