



THOMAS REAL ESTATE
Inspections, Inc.
Inspection Report
(530) 268 - 3452

Inspection # 4367

HOME INSPECTION REPORT

Client: **Erin Wen**

Inspection Address: **10438 Lazy Valley Rd. Penn Valley, Ca.**



This report is intended as a "Check List" of pertinent questions regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. Our Service is NOT a warranty on the integrity of the systems of the property. Home warranty insurance policies are available from other sources. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our Liability is limited by the Inspection Contract titled: "What Your Inspection Includes" approved on or before the date of the inspection.

PREPARED BY: **Michael A. Thomas**

Date of Inspection: **12/20/2021**





THOMAS REAL ESTATE INSPECTIONS, Inc.

12073 Wanderer Rd.

Auburn, Ca. 95602

Phone: (530) 268-3452

Fax: (530) 268-3452

E-mail: mike@thomasinspections.com

Web: www.thomasinspections.com

Home Inspection Report

Inspection Number: 4367

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Date of Inspection: 20-Dec-21

Report Data EXPIRES: 20-Jan-22

THIS REPORT IS FOR THE EXCLUSIVE USE OF AND HAS BEEN PREPARED FOR:

Name: Erin Wen

Client: Buyer

Address:

City:

State:

Zip:

To prepare the following report, we have made a primarily visual, not technically exhaustive inspection of the readily accessible areas of the building(s) on the PROPERTY LOCATED AT:

Address: 10438 Lazy Valley Rd. Penn Valley, Ca.

Type Unit: Single Family

This report is for the exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. **WE RECOMMEND THE PURCHASE OF A HOME WARRANTY, ROOF CERTIFICATION, & SEWER/DRAIN SCOPE.** Our CONTRACT FOR SERVICES or INSPECTION CONTRACT titled "What your inspection includes" provides additional details - PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability or serviceability of the components of a home. Any photos that are included in the report are done so as a courtesy only, and are used at the Inspector's discretion to help illustrate a condition. We do not photograph all conditions, and we do not necessarily use photographs as an indication of severity or importance.

IN THIS MANNER, ALL EVALUATIONS HEREIN ARE FACTORED BY THE AGE OF THE IMPROVEMENTS WHICH ARE APPROXIMATELY

Approximate age of Home: Mixed YEARS OLD.
29 YEARS OLD.






DEFINITIONS: "Good"= Appears Durable and Serviceable; "Fair"= Appears Durable Serviceable;

"Poor"= Does Not Appear Durable or Serviceable; "LH"= Left Hand; "RH"= Right Hand; "DNT"= Did Not Test or Evaluate; "(x3)"= Number of times the Condition was noted; "UTD"= Unable to determine

ALL ORIENTATIONS ARE FROM THE STREET FACING THE STRUCTURE

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Legend for Inspection Report

-  Not Applicable
-  Inspected, item condition GOOD or FAIR, or item presence noted.
-  Recommend a licensed contractor evaluate further for any needed repairs or replacements. (see 2 below)
-  Inspected, reportable condition exists and/or condition of POOR, may require repair. May also represent a potential hazard.
-  Inspected, condition POOR and IMMINENT HAZARD exists that may require immediate attention. Condition may exist where system or component should not be operated until repaired.

- 1 **PLEASE NOTE . . .** This report is prepared for the sole and exclusive use of the Client named on page 1 and 2. The acceptance and use of this report by any person other than the Client named on page 1 and 2 shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee for the service provided on the date of this inspection.
- 2 All deficiencies and all components associated to these deficiencies noted in this report should be reviewed and evaluated by a licensed contractor, technician, or engineer qualified to make such evaluations or repairs. **ALL INSPECTIONS AND BIDS FOR REPAIR SHOULD BE COMPLETED BY THE CLOSE OF ESCROW.**
- 3 The inspector is not required to perform any of the following as part of a real estate inspection: Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures including product defects, recalls or similar notices.
- 4 Stains and/or discolorations or drywall separations may be an indication of conditions conducive to biological/organic growth. Water intrusion is a frequent indicator of unseen biological/organic growth. Since different people have differing sensitivities to these types of growths, we recommend that the client contact an experienced Environmental Inspector to conduct a survey to establish the presence of and identify and quantify the growth prior to the close of escrow.
- 5 Hazardous materials are beyond the scope of this inspection report and the inspector is not an environmental expert. If asbestos, electro-magnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soil contamination, biological/organic growth, or the quality of drinking water, air or waste disposal are a concern, please contact an appropriate expert. Although the inspector may note material deterioration or insect infestation the "Wood Destroying Pest and Organism Report" should be referred to for those occurrences that affect the structure. Dual pane windows that do not show obvious evidence of moisture between panes at the time of inspection are beyond the scope of the inspection.

Energy Analysis**This energy analysis is not a certified energy rating.**

Yes Attic Insulation = R-19 minimum at ceiling Estimated "R": 22-25
Slab Floor Insulation = R-11 or better
Yes Exterior Wall Outlets & Switch Plate Cover = Gaskets
Yes Exterior Caulking
No Broken Windows
No Water Heater Blanket = R-6 minimum
No Hot/Cold Water Supply Lines = R-4 minimum 5' above water heater
Yes Duct & Plenum Insulation = R-5 minimum
Yes Low Flow Fixtures
No **Low Flush Toilets** See General Comments Below
Yes Dual Pane Windows
N/A Solar Screens
N/A Solar Heating or Solar Hot Water Heating
Yes Mini-Blinds or Window Coverings

For information on energy programs contact:

California Energy Commission www.energy.ca.gov SMUD Peak Corps Program www.smud.orgPacific Gas & Electric www.pge.com

1-888-742-7683

1-800-933-9555

Earthquake Analysis

Yes Friction catches on cabinets
Yes Water heater strapping
UTD Anchor bolts at foundation
N/A Chimney anchored to roof framing
Yes Flexible lines used for gas and water (water heater, a/c, and appliances)
N/A Cripple walls appear diagonally braced

Energy and Earthquake Rating**Energy Rating:** Good**Earthquake Rating:** Good

Home:	Occupied	Inspection Duration:	Start Time:	8:45	Stop Time:	11:30
Utilities:	Electric: On	Water: On	Gas: On			

Address Visible From Street: Yes**Smoke Detectors**

Smoke/CO Detector(s): Yes/NO

C

Hazard Smoke Alarms & CO Detectors Not Installed

Test Button Functioning: Yes

Hazard Smoke Detector(s) Did Not Function

Location(s): Hallways

Number installed: 2

Smoke

Remarks:

0

CO

CO detectors are not installed in the lower bedrooms hallway & for the upper floor. Smoke alarms are missing for the bedrooms. Ionization alarms are considered by the fire & safety industry to be insufficient as a fire warning device. We recommend smoke alarms be replaced or upgraded to *photoelectric* units. Type of alarm present is not verified.

Carbon Monoxide Detectors are now required in any home with a gas appliance, solid fuel stove, &/or attached garage.

It is beyond the scope of the inspection to smoke/CO test alarms. We only note the presence or absence of smoke/CO alarms; we do not test them with smoke/CO. Pushing the test button only checks the horn function and battery capability. If not installed, for safety smoke alarms should be installed in all bedrooms. Smoke detectors are now required to have non-removable, non-replaceable 10 yr batteries.

General Comments

[NOTE] As of January 1, 2017, building standards/state law require lower flow rates for fixtures in a Pre 1994 home. If a toilet flow exceeds 1.6 gpf, a 1.28 gpf is required. If a shower head flow exceeds 2.5 gpm, a 2.0 gpm is required. If a lavatory faucet flow exceeds 2.2 gpm, a 1.2 gpm is required. If a kitchen sink faucet flow exceeds 2.2 gpm, a 1.8 gpm is required.

People on site at time of inspection: Buyer/Seller

Client's Agent : NA

Opened Home: Seller

Company:

Weather

Weather Condition: Sunny

Ambient Air Temp. (F): 30-45

Snow/Accumulation: ("):

Topography

Soil Condition: Icy

Lot Level with Roadway

Type Lot: Slight Hillside

Lot Drainage Appears: Good

Water appears to drain away from foundation: Yes

Drainage systems used on lot: UTD

Negative Grade: N/A

Water May Pond At: N/A

Water may migrate from adjoining lots

Recommend improvement of drainage to direct water away from foundation

Retaining Walls: N/A

General Condition:

Type Construction:

Weep holes noted:

Remarks:

Underground and/or concealed pipes and drainage systems are beyond the scope of this inspection. Note: If soil stability or expansive soil is a concern, please contact a soils engineer.

Landscaping

General Condition Is: Good

Trees/Shrubs: Good

Exposed tree roots may pose tripping hazard:

Front

Rear

Front Landscaping: Good

Rear Landscaping: Good

RH Landscaping: Good

LH Landscaping: Good

Ponds/Fountain(s): N/A

Functioning: Front:

Rear:

Sprinklers: Front No

Rear No

Yard and Garden Sprinkler Systems are not Tested for Operation

Remarks:

Vegetation noted contacting the house may accelerate wear, trap moisture, & allow an entry point for pests. Recommend keeping vegetation trimmed off & away from the house.

Fencing

Not Inspected

General Condition Is:

Rails and Face Boards:

Type Material:

Posts:

Type:

Gate(s) Function :

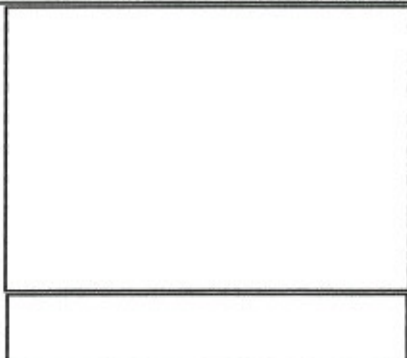
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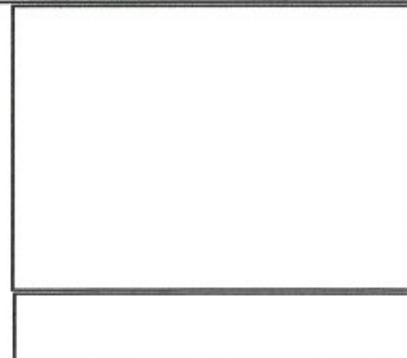
Loose Post(s) at:

Remarks:

Pools/spas are not inspected as part of this home inspection. Only health & safety issues are addressed as part of the standard home inspection. For all concerns of the pool/spa, we recommend review of the pool/spa & the pool/spa equipment by a qualified outside pool/spa company.



Recommend keeping vegetation trimmed off & away from the house.



Driveway

General Condition Is: **Good**Type Material: **Asphalt**

☒ Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of driveway paving is about 15-50 years.

☐ NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

☐ NOTED significant cracks, (see remarks below).

Remarks:

Walkways/Paths

General Condition Is: **Fair-Poor**Type Material: **Concrete**

☒ Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of walkway & path paving is about 20 years.

☒ NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

☐ NOTED significant cracks, (see remarks below)

Remarks:

Uneven surfaces & uplifting edges are noted at walkways around the house.Patios **N/A**

Location:

General Condition Is:

Type Construction:

☐ Settling cracks noted. All concrete, asphalt, and masonry crack, (it's just a matter of degree), the cracks observed appear to be normal. The life expectancy of patio paving is about 40 to 50 years.

☐ NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

☐ NOTED significant cracks, (see remarks below)

☐ Built-in barbeque-Not inspected or tested

Patio Roof Covers: and/or flat roofs are not included in the data listed above.

Remarks:



Uplifted edges are noted in the front walkway.



Uplifted edges are noted in the side walkway.



Uplifted edges are noted in the rear walkway.

Exterior-Structure

General Condition Is: **Good-Fair**Number of Stories: **Two**Paint/Stain: **Good**Brick/Block/Stone: **N/A**Exterior Covering(s): **Good-Fair**Type of Siding: **Wood Siding**

Stucco cracks were noted on the exterior, most stucco cracks are common, although some may allow for water intrusion. All stucco cracks should be sealed. The inspector is unable to detect concealed conditions behind exterior finishes.

Moldings/Trim: **Good-Fair**Eaves and Overhangs: **Fair**Windows: **Good**Type Window(s): **Dual Pane**Earth to Wood Clearance: **Good**Caulking and weather-stripping: **Fair**Possible Material deterioration (MD) Noted: **C****Refer to "Wood Destroying Pest and Organism Report"**

Enclosed plant area or planter next to foundation may allow water intrusion into structure or foundation.

Vegetation limits access to exterior surfaces

All exterior seams and cracks should be sealed

C

Holes noted on exterior surface should be sealed (pipe, conduit, cable entry points).

Upper Vent Screens: **Good**Lower Vent Screens: **N/A**

Remarks:

Loose trim material is noted under the eave soffits around the house. Wood pecker wear is noted along the upper eaves/soffits. Wear is noted to the bottom edges of the siding around the house. Pan flashing on the rear of the garage has been installed incorrectly over the siding vs. under the siding as instructed. Unsealed flashing will allow water to trap against the siding behind the flashing. Recommend keeping the flashing caulked/sealed. All exterior exposed seams & edges in siding & along trim are recommended to be caulked/ sealed to help prevent water entry behind & into material. Recommend annual check of the exterior caulking & re-apply as needed.

Entry Porch



Settling Cracks Noted

General Condition Is: **Good**Type Construction: **Concrete**Doorbell: **Functioning**Steps: Riser/Tread Ratios: **N/A**

No Safety Handrail Installed-Potential Hazard

NOTE: Uplifting of slab or expansion material/uneven surfaces may present a tripping HAZARD.

Deck: **N/A**Type Surface: **N/A**Piers fully bearing: **N/A**

Spacing of Railing Balusters/Step Rises exceeds 4" which may present a HAZARD to infants/children.

Loose railings/posts noted at: See Remarks

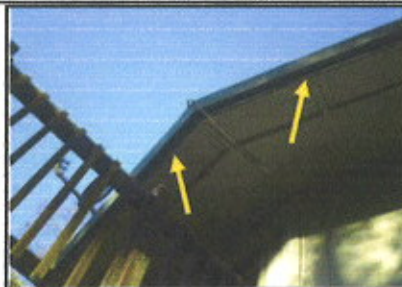
Potential HAZARD

Earth to Wood contact noted at decks, a common condition which may moderately accelerate deterioration.

Remarks:



Loose trim material is noted under the eave soffits around the house.



Wood pecker wear is noted along the upper eaves/soffits.



Unsealed pan flashing will allow water to trap behind the flashing.

Main Electrical Service

Evaluation & testing for amperage & voltage adequacy or loss is beyond the scope of this report

Service entrance: **Underground**

Utility District: **PG&E**

Location of Meter/Main Disconnect: **Front exterior of garage**

☐ Inadequate clearance around electrical service panel-Potential Hazard

Main breaker/disconnect size amps: **200**

Disconnect service cable: **Aluminum**

Wiring Type: **3-Wire**

Wiring Conductors: **Copper/Aluminum Combo**

Wiring Methods: ☒ Nonmetallic cable ☐ BX/MC Cable ☐ Knob and Tube ☐ Conduit

House Ground: **UFER**

Bonding & Grounding: **Good**

Main Circuit Panel: **Front exterior of garage**

Type Electrical Panel: **Circuit Breakers**

Circuit breakers Labeled: **No - Recommended**

15 & 20 Amp Circuits: **Copper**

☐ Breaker ties installed: **Yes**

Number of circuits in panel: **2** 15 amp **7** 20 amp **2** 25 amp **2** 30 amp 120 Volt
2 20 amp **30** amp **2** 50 amp **2** 125amp 240 Volt

240 Volt Wiring located at: ☐ Garage ☒ Laundry ☒ Kitchen ☐ Exterior ☒ Other:

☐ Overfused Circuits-Recommend further review for repair by a qualified electrical contractor

☐ Main service circuit breaker size may be inadequate for number of circuits in use.

Remarks:

Panel breakers are not labeled - identification is recommended for safety & convenience. Generator hook-up is noted. Generators, equipment, & systems are not tested or operated.

Exterior Lighting and Electrical

Front porch light: **Functioning**

Back porch Light: **Functioning**

Side garage door light: **Functioning**

Garden Lights: Front: **NA**

Rear: **NA**

Flood Lighting: Front: **NA**

Rear: **NA**

☐ Exterior Outlet(s) front: **Functioning**

Location: **On front of home**

☐ Exterior Outlet(s) rear: **Functioning**

Location: **On rear & sides of house**

Remarks:

☐ Unable to check all electrical outlets (in-use or not accessible)

GFCI protection is noted for the exterior outlets. GFCI reset for the exterior outlets is located in the upper half bathroom. Exterior outlets located in wet locations shall have rain tight bubble covers.



House main electrical service entrance & disconnect breaker.



Generator equipment & systems are not operated or tested.

General Electrical

Visible wiring Hazards: **None Observed**

Electrical outlets are randomly tested throughout the home.

- ☐ Open Ground Circuit(s) ☐ GFCI(S) Not Functioning ☐ Exposed Wire(s)
☐ Reverse Polarity Outlet(s) ☐ No Power to Outlet(s) ☐ Overfused Circuits
☐ Wiring splices without junction box(s) ☐ Switch/Outlet covers not installed

C GFCI /Arc Fault (Circuit Breakers/Outlets): **Partial-Potential Hazard**

- Locations: ☒ Exterior outlets ☒ Kitchen ☐ Circuit breaker **C** Laundry
☒ Garage outlets ☒ Bathrooms ☐ Bedroom AFCI

Home has 2-wire system typical of era, which do not provide for a ground receptacle.

Home has 3 wire receptacles installed with 2 wire system-No ground installed.

Boxes marked "Yellow" should have outlets protected by GFCI /Arc Fault for Safety

Note: GFCI protected outlets may not have been required at time of construction but are recommended as a safety upgrade.

Review of all low voltage wiring, including telephone, TV antenna, alarm, computer, intercom, and stereo wiring is not within the scope of our inspection.
Consult the appropriate service technician for full evaluation of their operating conditions.

Remarks:

GFCI protection is noted for the exterior outlets, accessible garage convenience outlets, kitchen sink counter outlets, & the bathrooms outlets. GFCI reset for the exterior outlets & all three bathrooms is located in the upper half bathroom. Laundry area outlets located within 6 ft of the laundry sink are not GFCI protected - recommend correction. It is common for some homes to have switches with no apparent purpose to the inspector. Recommend review of switch operation & purposes with seller. All deficiencies and all components associated to these deficiencies should be reviewed and evaluated by a qualified licensed contractor.

Additional PanelLocation: **Lower bedroom hall**Type: **Sub Panel**Circuit breakers Labeled: **Yes**Electrical Panel: **Circuit Breakers**Bonding & Grounding: **Good**15 & 20 Amp Circuits: **Copper**Breaker ties installed: **Yes**

Number of circuits in panel:	8	15 amp	8	20 amp	2	25 amp	30 amp	120 Volt
		20 amp	4	30 amp		35 amp	40 amp	240 Volt

Remarks:

GFCI reset for the exterior & bathrooms outlets in in the upper half bathroom.



Electrical sub panel is located in the lower bedrooms hallway.