TNCAL Inspections, LLC

Property Inspection Report

, Plumas Lake, California 95961
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 4/18/2024 Time: 1300
Age of Home: 0 Size: 1852
Weather: Sunny 77 degrees

Inspector: David E Williams

1793 Seabiscuit Way, Plumas Lake, CA 95961
Phone: 530-565-5207
Email: tncalinspections@gmail.com

TNCAL Inspections, LLC

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Acceptable – This item was inspected and is in acceptable condition for it's age and use.

Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.

Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

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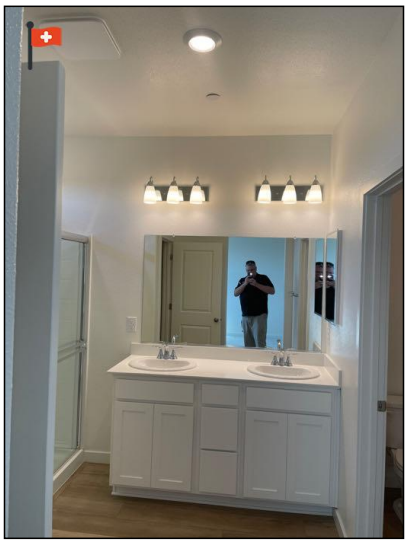
Report Summary

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.

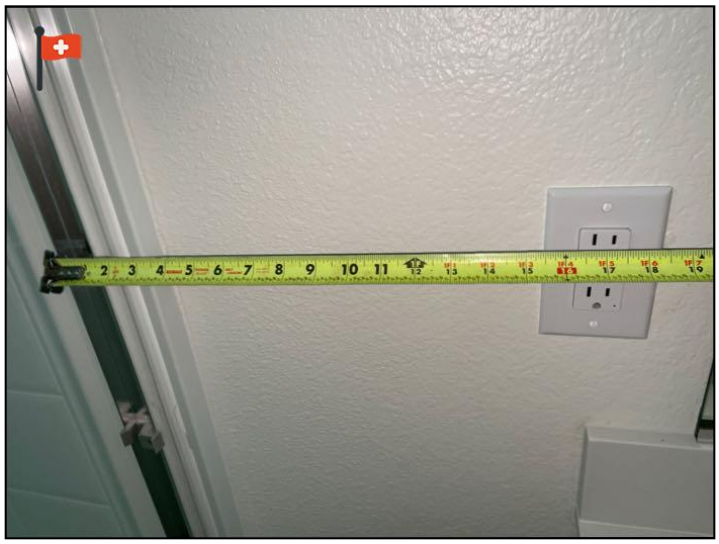
Bedroom 2		
Page 9 Item: 1	Electrical	

Incorrect wiring on receptacle in Bedroom 2. Client should note that every light switch and receptacle in the structure and outside was tested for functionality and found to operate as designed, except for this specific receptacle. Recommend builder electrician repair/replace as necessary.

Master/Main Bathroom		
Page 11 Item: 1	Electrical	



MBR Bathroom. See additional photo and caption regarding incorrect placement of receptacle near the shower.



Both the 2020 and 2023 National Electric Code (NEC) 406.9 states that electrical receptacles can be no closer than 3 feet (36 inches) from a tub or shower. While there are four known exceptions, there are none for this type of installation. This is a significant shock/electrocution safety hazard due to its proximity to the shower. Unless a valid exception can be located within the NEC or California electrical code, builder electrical contractor must remove this receptacle, de-energize and/or remove any associated branch wiring, and properly patch the hole remaining in the wall. Recommend follow up to ensure that if the receptacle is re-located, it is done so following the NEC Code.

Inspection Details

1. Attendance

In Attendance: Client present • Selling Agent/Builder Superintendent present • Fully Participated

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant - New Construction

Hallway

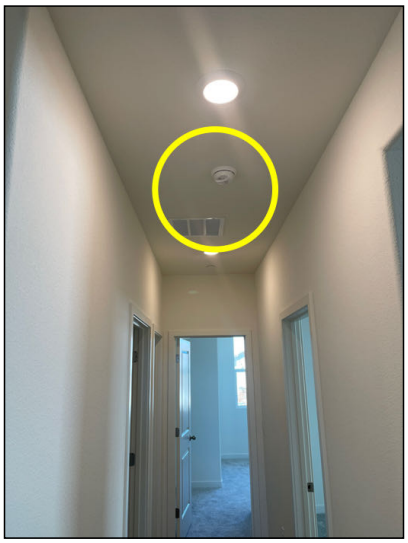
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Hallway. Return air filter.

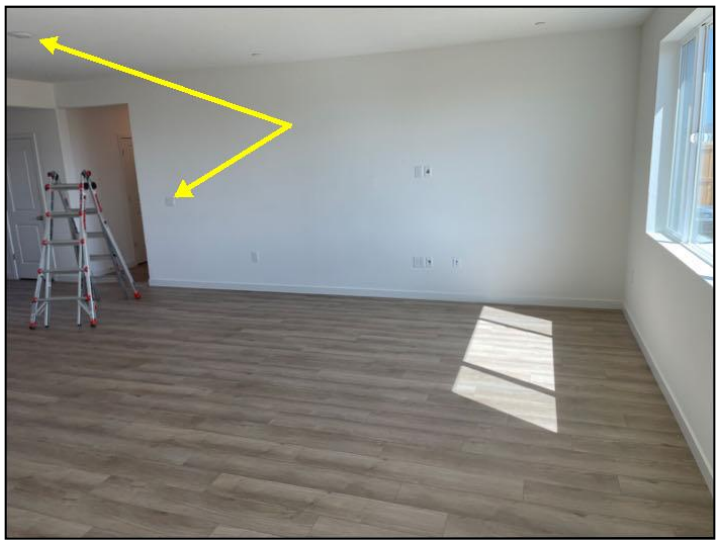
2. Smoke Detectors



Smoke detectors were present in all locations that are required. Each of the detectors were observed to have power. The smoke detectors were not tested by pushing the test button. This is not a proper test of the smoke alarm system and only ensures that the alarm makes a noise. For proper testing, smoke must be generated, ingested into the alarm, and the systems sensors must activate to the presence of the smoke. Such testing is beyond the scope of this inspection.

Living Room

1. Electrical



The client should be aware that various switches in the house will not appear to function. This is due to prewiring for ceiling fans. When ceiling fans are purchased at a later date, it is important to remember that to retain full function of the provided switches, a ceiling fan with light fixture must be purchased. This is the same for the living room and each of the bedrooms in the home.

2. Window Condition

Living room and window. It should be noted that every window in the home was operated and found to function as designed.

Dining Room

1. Doors

Dining room and patio door. Door slides and latches securely. Electrical functioned with no problems.

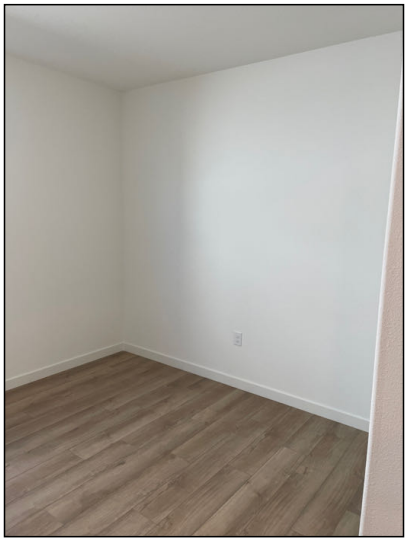
Bedroom 2

1. Electrical

Incorrect wiring on receptacle in Bedroom 2. Client should note that every light switch and receptacle in the structure and outside was tested for functionality and found to operate as designed, except for this specific receptacle. Recommend builder electrician repair/replace as necessary.

Bedroom 6 / Office

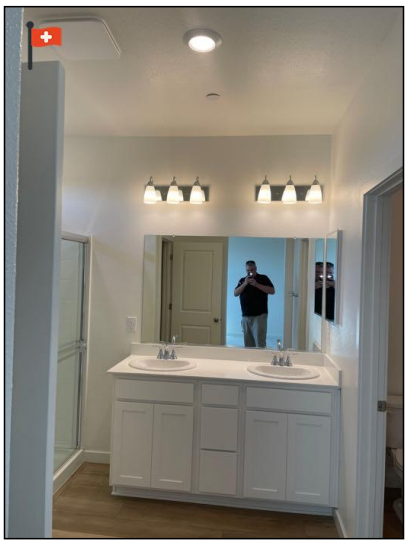
1. Closets



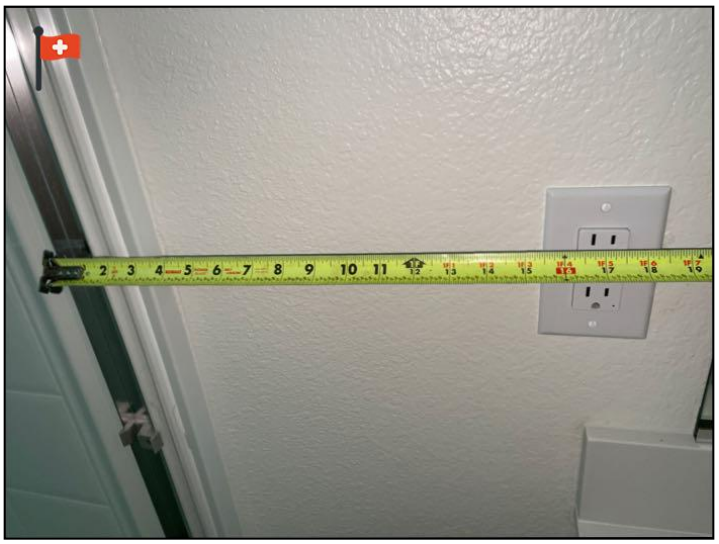
Office/Bonus Room

Master/Main Bathroom

1. Electrical



MBR Bathroom. See additional photo and caption regarding incorrect placement of receptacle near the shower.



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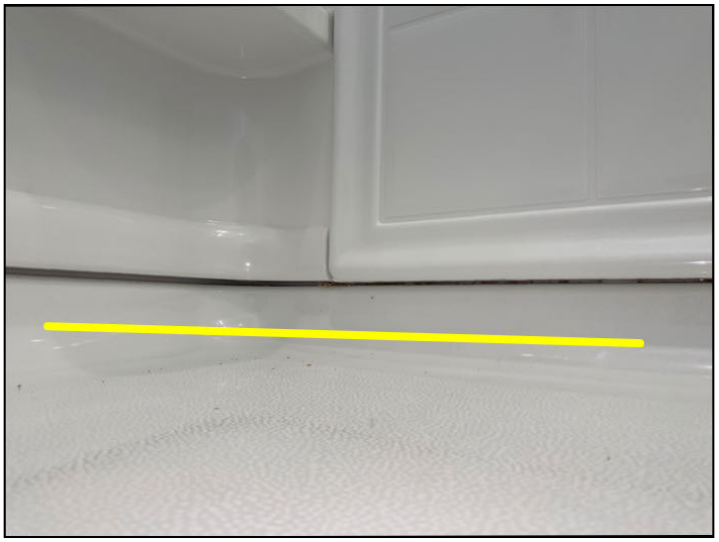
2. Shower Walls



The shower walls were not caulked and sealed to prevent moisture intrusion. While this is a concern, some manufacturers recommend not caulking the seams in the shower panels. It is not known to the inspector who manufactured the shower panels in the bathroom showers. Recommend review by builder and follow manufacturers instructions regarding the proper sealing of the joints in shower panels. See other pics also.

Bathroom 2

1. Doors

Bthrm 2 shower and tub.

2. Shower Walls

Bthrm 2 Shower walls.

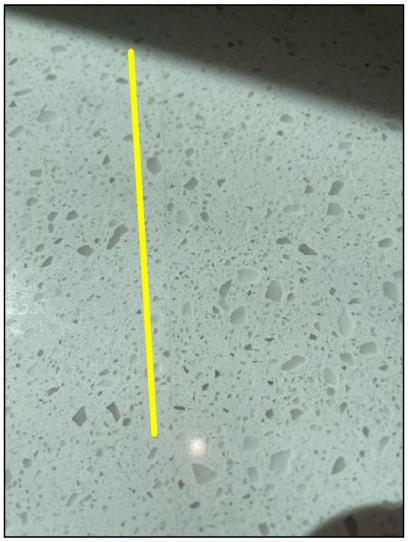
Bthrm 2 Shower walls.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Counters

Kitchen counters were new and in good condition. All cabinet doors functioned as designed. Microwave, stove top, and oven all functioned as designed.



Counter top seam noted. Slight roughness when touched. This is typical of joinery of various pieces of counters.

2. Dishwasher

Dishwasher was operated and no problems were found.

3. Sinks

Sink supply was adequate and sink drained properly. No leaks observed.

4. Garbage Disposal

Disposal was operated and was functional.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Attic heater. Functioned as designed when operated.

Carrier HVAC system in attic.

2. AC Compress Condition

Compressor Type: Electric

Carrier AC condenser unit and heat pump system.

3. Thermostats

Digital, programmable thermostat located in hallway near the living room.

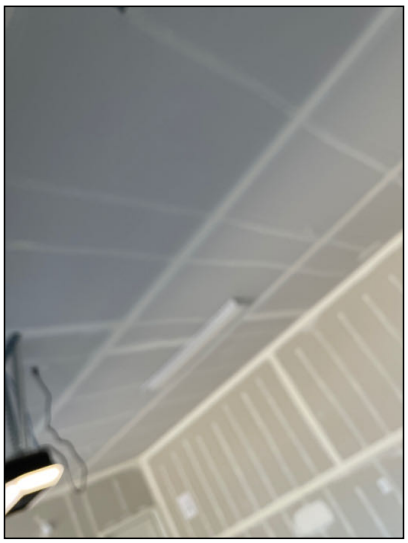
Water Heater

1. Tankless Water Heater

Tankless water heater was functional and provided good hot water on demand as designed. No problems with TPRV. Expansion tank in place. Sediment trap present.

Garage

1. Roof Condition



Garage walls and ceiling

2. Exterior Door

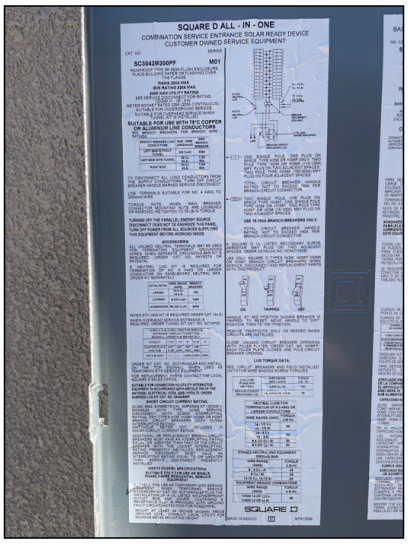
Open gap at outside of garage exit door. Repair was not completed and fully mortared and painted. Bare wood exposed. Recommend mortar, paint, and seal by builder as necessary to prevent insect, rodent, and water intrusion.

3. Fire Door

Electrical

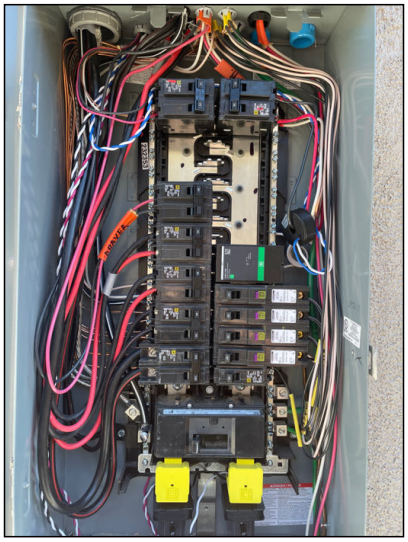
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel



Square D All-in-One 200 Amp main panel

200 amp main breaker. Underground Service Lateral.



Sub panel located in garage

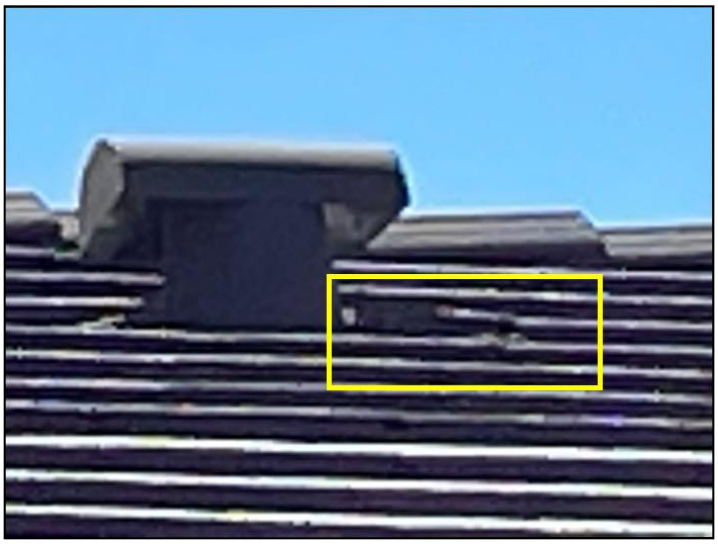
PV sub panel located in the garage.

2. Cable Feeds

Observations:
• There is an underground service lateral noted.

Roof

1. Roof Condition



Roof tile on north side of the structure near an exhaust vent appears to be raised and not properly seated. Recommend builder check and repair as needed.

O'Hagin vent not properly painted. This can cause the unit to rust and shorten the lifespan. Recommend builder paint this vent again and inspect other roof penetrations for proper painting and repair as necessary.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Exterior Areas

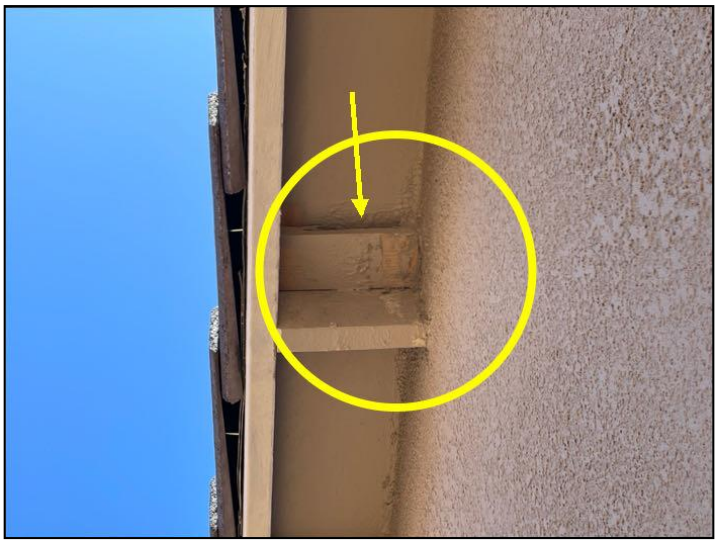
This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Window Condition

Window on south side not caulked and sealed at the bottom.

Windows on the east side of the home are not fully caulked and sealed at the bottom. Suggest further review by the builder to ensure all the windows on the exterior are fully caulked and sealed.

2. Eaves & Facia



Eave boards unpainted and large gap. This provides accessibility for rodents, insects, and other nesting fauna. Blowing rain can collect in the open gap and hasten deterioration of board and roof deck, creating larger problems in the future.

See caption in previous photo

Nesting insects were observed in various locations around the structure in the eaves. Recommend contacting a pest control contractor for regular pest maintenance.

Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Perimeter

Evidence of repair at foundation wall adjacent to the garage exit door. Refer to photo with gap on outside of exit door. This is possibly related to the repair visible inside the garage. Recommend builder review and make corrections and repairs as necessary to ensure proper seals and function.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Gate Condition

No self-closing/self-latching mechanism on wood gate. This can provide ingress/egress to children and pets and open views from passerby on the street. Recommend installation of proper closing/latching mechanism for safety and privacy.

2. Grounds Electrical

Eaton PV disconnect.

3. Main Gas Valve Condition

Materials: Northwest side. • Exterior of structure.

4. Exterior Faucet Condition

Exterior faucet at the rear of the structure was heavily painted over. This can cause damage to the seals in the fixture and create early failure. Recommend review by builder and repair/replace as necessary.

Northeast corner of house. Exterior faucet and water main line entry to the structure.

Water pressure at exterior faucet at the northeast corner of the structure showed 70 psi.

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
			X	2. Is the house anchored or bolted to the foundation?
			X	3. If the house has cripple walls: a. Are the exterior cripple walls braced?
			X	b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
			X	4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
			X	5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
			X	b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
			X	6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
			X	7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know	
		X	8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
		X	9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefication or landsliding)?

EXECUTED BY:

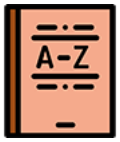
_____ _____ _____

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

_____ _____ _____

(Buyer) (Buyer) Date



Glossary

Term	Definition
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.