

Maffei Property Inspections

Property Inspection Report



555 Vallombrosa Ave #20, Chico, CA
Inspection prepared for: Alek Palmersmith & Belen Vivero
Real Estate Agent: Jayme Foster - City of Trees Realty

Date of Inspection: 4/12/2018 Time: 12:45pm
Age of Home: approx 45 yrs Size: approx 900 sf
Weather: Sunny but Damp

For the purpose of this report the front of the home faces north. It rained the day prior to the inspection.

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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 4 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Wood decay noted in the railing around the balcony. • The space between the balusters in the stair railing and safety railings was wider than 4". This can pose a fall hazard for young children.
Page 4 Item: 7	Balcony	<ul style="list-style-type: none"> • Wood decay and fungus growth noted on the underside of the balcony.
Attic		
Page 8 Item: 4	Vent Screens	<ul style="list-style-type: none"> • Soffit vents were present under the eave on the north side of the home. Some of these vents had screens over them. Recommend placing a screen over all the vents.
Heat/AC		
Page 12 Item: 6	AC Compress Condition	<ul style="list-style-type: none"> • The conduit that protects the electrical feeds to the HVAC unit has separated from the strain relieve.
Kitchen		
Page 18 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> • Crack noted in the side of the disposal body.
Laundry		
Page 21 Item: 4	Dryer Vent	<ul style="list-style-type: none"> • The dryer vent duct has separated in the laundry closet.



Inspection Details

DEFINITIONS

Apparent Conditions: Systems and components are rated as follows:

Satisfactory (Sat.)- Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Fair- indicates the component could require repair or replacement within five years.

Poor- Indicates the component will need repair or replacement now or in the very near future.

N/A- Not applicable or the component is not present.

None- Not present.

1. Attendance

In Attendance: Client present • Listing Agent present

2. Home Type

Home Type: Condominium/Townhouse • Second Story Unit

3. Occupancy

Occupancy: Occupied - Furnished. Furniture and personal items can restrict view of the home. • The utilities were on at the time of inspection.

Grounds

1. Driveway and Walkway Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete Driveway Noted

Observations:

- Appeared functional at time of inspection.

2. Grading

Sat.	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

4. Patio and Porch Deck

Sat.	Fair	Poor	N/A	None
			X	

5. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Wood decay noted in the railing around the balcony.
- The space between the balusters in the stair railing and safety railings was wider than 4". This can pose a fall hazard for young children.

6. Patio and Porch Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: The patio/porch roof is the same as main structure.

7. Balcony

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Wood decay and fungus growth noted on the underside of the balcony.

8. Patio Enclosure

Sat.	Fair	Poor	N/A	None
			X	

9. Grounds Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time on of inspection.

10. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested functional at time of inspection.

11. Main Gas Valve Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: Located on the west side of the complex

Observations:

- The inspector was unable to determine which gas meter belonged to unit 20.



Gas meters for complex

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

13. Exterior Faucet Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Exterior Areas

1. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Siding Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Material: Stucco • Material: Wood
 Observations:
 • Appeared functional at time of inspection.
 • Typical cracks observed in the stucco.
 • Caulk and seal all gaps, cracks and openings.

4. Eaves/Facia/Trim

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Exterior Paint

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Appeared in functional at time of inspection.
 • Due to the age of the home there may be lead paint on the home.

Roof

1. Roof Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Roof was inspected from ontop the roof.
 Materials: Asphalt shingles noted. • Foam built up roofing noted.
 Observations:
 • Appeared functional at time of inspection.
 • The asphalt shingles were only visible from the ground.

2. Flashing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Chimney

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.
 • Cracks in the chimney chase have been sealed.

4. Spark Arrestor

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Sky Lights

Sat.	Fair	Poor	N/A	None
			X	

6. Vent Caps

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

7. Gutter

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

Attic

1. Access

Sat.	Fair	Poor	N/A	None
			X	

Observations:
 • No Visible Access

2. Structure

Sat.	Fair	Poor	N/A	None
			X	

3. Ventilation

Sat.	Fair	Poor	N/A	None
			X	

4. Vent Screens

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Soffit vents were present under the eave on the north side of the home. Some of these vents had screens over them. Recommend placing a screen over all the vents.

5. Duct Work

Sat.	Fair	Poor	N/A	None
			X	

6. Electrical

Sat.	Fair	Poor	N/A	None
			X	

7. Attic Plumbing

Sat.	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
			X	

9. Chimney

Sat.	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
			X	

Slab Foundation

1. Slab Foundation

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- View of the slab foundation was obstructed by the floor coverings.

2. Foundation Perimeter

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection, where visible.

3. Anchor Bolts

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible at time of inspection.

Electrical

1. Electrical Panel

Sat.	Fair	Poor	N/A	None
X				

Location: Main Location: On west side of the complex
 Location: Sub Panel Location: In the entryway hallway
 Observations:
 • Appeared functional at time of inspection.



Main breaker



2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • 70 amp

3. Breakers in off position

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • 0

4. Cable Feeds

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • There is an underground service lateral noted.
 • Appeared functional at time of inspection.

5. Breakers

Sat.	Fair	Poor	N/A	None
X				

Materials: Copper Romex cable noted.
 Observations:
 • Appeared functional at time of inspection.

6. Fuses

Sat.	Fair	Poor	N/A	None
			X	

Heat/AC

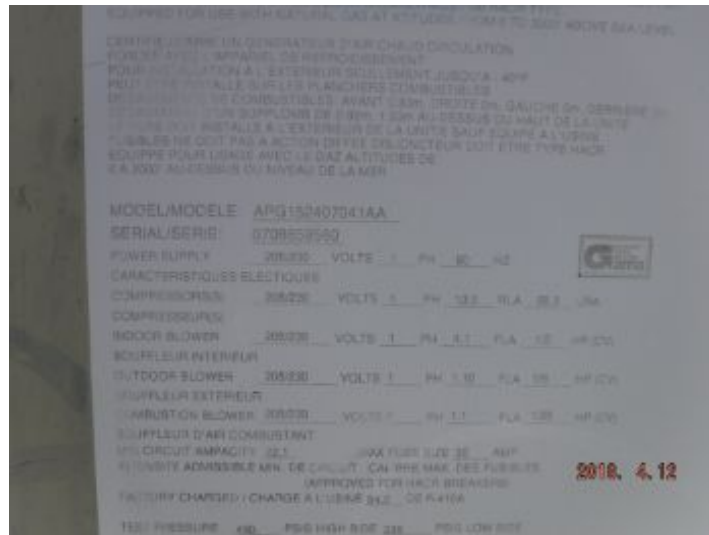
The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at 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

Sat.	Fair	Poor	N/A	None
	X			

- Materials: Located: Roof
 Materials: Gas fired forced hot air.
 Observations:
- Appeared functional at time of inspection.
 - Make: Amana
 - The HVAC unit was manufactured in 2008



2. Heater Base

Sat.	Fair	Poor	N/A	None
X				

- Observations:
- Appeared functional at time of inspection.

3. Enclosure

Sat.	Fair	Poor	N/A	None
X				

- Observations:
- Appeared functional at time of inspection.

4. Venting

Sat.	Fair	Poor	N/A	None
X				

- Observations:
- Appeared functional at time of inspection.

5. Gas Valves

Sat.	Fair	Poor	N/A	None
X				

- Observations:
- Appeared functional at time of inspection.

6. AC Compress Condition

Sat.	Fair	Poor	N/A	None
	X			

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

- Appeared functional at the time of inspection.
- Make: Amana (same unit as heater).
- **The conduit that protects the electrical feeds to the HVAC unit has separated from the strain relieve.**



7. Refrigerant Lines

Sat.	Fair	Poor	N/A	None
			X	

8. Air Supply

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

9. Registers

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

10. Filters

Sat.	Fair	Poor	N/A	None
		X		

Location: Located in a filter grill in a hallway.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Filter was dirty. Recommend replacing.

11. Thermostats

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Location: Hallway.

Water Heater

1. Water Heater Condition

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- The water heater was not accessible. It may be maintained by the homeowners association.

2. Base

Sat.	Fair	Poor	N/A	None
			X	

3. Heater Enclosure

Sat.	Fair	Poor	N/A	None
			X	

4. Combustion

Sat.	Fair	Poor	N/A	None
			X	

5. Venting

Sat.	Fair	Poor	N/A	None
			X	

6. TPRV

Sat.	Fair	Poor	N/A	None
			X	

7. Number Of Gallons

Sat.	Fair	Poor	N/A	None
			X	

8. Gas Valve

Sat.	Fair	Poor	N/A	None
			X	

9. Plumbing

Sat.	Fair	Poor	N/A	None
			X	

10. Overflow Condition

Sat.	Fair	Poor	N/A	None
			X	

11. Strapping

Sat.	Fair	Poor	N/A	None
			X	

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets operated properly went tested.

6. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

7. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • The smoke detectors operated during the inspection.

10. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

11. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

14. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
			X	

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

4. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

8. Exhaust Fan

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

9. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Heating

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in these rooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

14. Showers

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

15. Shower Walls

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

16. Bath Tubs

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

17. Enclosure

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

18. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

19. Toilets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

20. Window Condition

Sat.	Fair	Poor	N/A	None
			X	

Kitchen

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

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

3. Dishwasher

Sat.	Fair	Poor	N/A	None
			X	

4. Doors

Sat.	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Sat.	Fair	Poor	N/A	None
	X			

Observations:
 • Crack noted in the side of the disposal body.



6. Microwave

Sat.	Fair	Poor	N/A	None
			X	

7. Cook top condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Electric cook top noted.
 • Appeared functional at time of inspection.

8. Oven & Range

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Oven(s): Electric
 • Appeared functional at time of inspection.

9. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

10. Vent Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

11. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets appeared functional at time of inspection.

14. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

15. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

16. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

17. Window Condition

Sat.	Fair	Poor	N/A	None
			X	

18. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

19. Patio Doors

Sat.	Fair	Poor	N/A	None
			X	

20. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Laundry

1. Locations

Locations: In bedroom closet.

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Counters

Sat.	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent duct has separated in the laundry closet.



5. Electrical

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Due to the layout of the laundry room this was not visible.

6. GFCI

Sat.	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

Sat.	Fair	Poor	N/A	None
			X	

8. Gas Valves

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Due to the layout of the laundry room this was not visible.

9. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

10. Window Condition

Sat.	Fair	Poor	N/A	None
			X	

11. Floor Condition

Sat.	Fair	Poor	N/A	None
			X	

12. Plumbing

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Due to the layout of the laundry room this was not visible.

13. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

14. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

16. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Interior Areas

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. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
			X	

4. Door Bell

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Switches and outlets appeared functional at time of inspection.

7. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

8. Smoke Detectors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Smoke alarms and CO detectors worked when tested.

9. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
			X	

10. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

11. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

12. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

14. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

17. Fireplace

Sat.	Fair	Poor	N/A	None
X				

Materials: Family Room
 Materials: Gas fireplace noted.
 Observations:
 • Appeared functional at time of inspection.

18. Whole House Fan Condition

Sat.	Fair	Poor	N/A	None
			X	

19. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

Glossary

Term	Definition
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.