



***13668 Auburn Road
Grass Valley, CA***

***Due Diligence Report
for
Nevada County***

Project Number: 25-2018

February 2025

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Project Description

As requested by Nevada County, the scope is to verify existing mechanical, plumbing, and electrical infrastructure. The building is a single-family residence, located at 13668 Auburn Road, Grass Valley, California.

The building is a single-family residence. The building has 6-bedrooms, 3-bathrooms, common area kitchen and laundry room. The building is approximately 3,360 square-feet and constructed in 1981. The building is 2-story with a self-contained apartment.

The building has a detached 2-car garage that is currently being used for storage.

No as-built drawings of the mechanical, plumbing, and electrical systems were available. See included sketches for reference.

The following site observations were performed by LPCE on February 5, 2025.

A previous home inspection was performed by Signet Home Inspections on November 27, 2024.

Future Proposed Improvements

Nevada County plans on converting the single-family residence to crisis housing, homeless shelter housing.

The plans are to modify the building to the maximum number bedrooms, this will be restricted based on private septic size.

The intent is to create one or more ADA Accessibility bedrooms. This will also require but not limited to a bathroom be remodeled for ADA Accessibility compliant. Refer to California Building Code Chapters 11A and 11B, partial compliance may be required. It is recommended the Owner consult with a California Access Specialist (CASP) for residential.

Plumbing

General: The cold water, hot water, waste & vent systems appear to be of adequate size and capacity for the building.

All bathroom fixtures are functional and in good working condition.

Laundry: The clothes washer and dryer equipment is functional, no plumbing issues reported.

Hot Water: The building has a single 50-gallon capacity electric tank type water heater serving the entire building. No issues reported.

Sewer service is by an on-site private septic sewer disposal system.

Water is provided by private well.

LPG gas provided by onsite tank.

Mechanical

The mechanical HVAC system consists of a single package gas heat/Dx cooling located on grade under cover. It appears to be in working condition, other than normal use no reported issues. The age of the system exceeds the expected equipment life, replacement most likely in the near future. This system serves the entire residence.

The bathrooms each have exhaust fans, all are operable.

The Laundry Room area has an exhaust fan.

The main kitchen has a combination microwave/hood over the gas range.

Electrical

The main electrical service to the house is an overhead line from the P.G.& E. utility company. The service size to the residence is 200A, 120/240 volt, outdoor meter main panel. It consists of a 200A main breaker and a 90A breaker to a subpanel in lower floor. Need to provide label of the breakers, include spares and spaces. Observed no major system safety or function concerns and is in good working condition.

The site has an emergency generator.

The site has a Photovoltaic (PV) array system.

All outdoor receptacles (plug outlets) require to be change to GFI to comply with current code to include new weather protected covers.

Any bedrooms and baths to be remodeled for ADA Accessibility compliant. This will include but not limited:

- a. The room's existing wall receptacles (plug outlets) require to be raised to +18" above finished floor to the center of the outlet to comply with ADA compliance.

All bedrooms are required to have smoke detectors.

Carbon Monoxide (CO) detectors are required per NFPA requirement where gas equipment is installed.







