

12/10/2018

**SUMMARY REPORT**

Page 1 of 2



**Stone Ridge Home Inspection Svc**  
**PO Box 7168**  
**Chico, CA 95927**  
**(530) 624-0754**

---

Report #: 18120834 Client Name: c/o [REDACTED]  
Dwelling Address: 827 W 2nd Ave Inspector: Chuck Jenkins  
Chico, CA 95926

NOTICE TO CLIENT: This summary is provided as a service to agents only in an effort to highlight more prominent issues WE consider important and which are inconsistent with common findings in homes of similar age and type. Routine maintenance items, normal wear or minor defects are not always noted in this summary. This summary is only part of the entire inspection report and may not include all items a client may consider important to home ownership; therefore, clients/agents are advised to read the entire inspection report prior to closing.

**Exterior**

117. Exterior Comments **\*\* Wood deterioration was noted at the front post. See current pest report for a more detailed evaluation.**

**Attic**

2504. Evidence of Moisture **\*\* Stains were noted on areas of the roof sheathing and/or attic wood members as viewed from the attic access opening(s). Unable to determine if the stains are active or passive. Suggest client obtain more information from the seller and suggest corrections as needed prior to closing.**

**Plumbing/Water Heater**

4606. Exhaust Venting **\*\* Improper flexible vent pipe is present penetrating the ceiling. Suggest further review by a licensed contractor prior to closing for repairs/replacement as needed to ensure safety.**

**Electrical**

4803. Smoke Detectors **\*\* The hallway smoke detector did not respond to our test at the time of inspection. Suggest repairing/replacing as needed for safety.**

**Bathroom-Hallway**

8117. Trap/Drain/Supply **\*\* The sink drains slowly. Possible blockage. Suggest corrections as needed by a licensed plumber.**

**Bedroom-Left Rear**

9202. Walls **\*\* Note: Hole/damage was noted at the wall from the door handle. Suggest corrections as needed.**

12/10/2018

## SUMMARY REPORT

Page 2 of 2

Stone Ridge Home Inspection Svc  
PO Box 7168  
Chico, CA 95927  
(530) 624-0754

---

### **Bedroom-Front Center**

9302. Walls                      **\*\*.** Hole/damage noted at the left side wall. Suggest repairs/replacement as needed.
9306. Electrical                **\*\*.** Inoperable outlet was noted at the right side. Suggest client obtain more information from the seller and suggest further review by a licensed electrician for repairs as needed.