

Imperial Home Inspection Services



August 13th 2026, 12:04 pm

Inspection performed by:

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General Information

BUILDING ADDRESS: 3314 Rogue River Dr.
CITY: Chico
STATE / PROVINCE: Ca.
POSTAL CODE: 95973
INSPECTION DESCRIPTION: Whole Home Inspection
SQUARE FOOTAGE: 2065

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Only for part of the Inspection

Is the real estate agent present for the inspection?

Only for part of the Inspection

Imperial Home Inspection Services Confidential - for client use only. Use by any unauthorized persons is prohibited

EXTERNAL AMENITIES

GATE Not Inspected

Notes:

Gates and fences are not included in a home inspection.

ROOF

ROOF TYPE Hip

Notes:

Combination hip and gable roof types.

ROOF MATERIAL Asphalt Shingles

Notes:

Architectural asphalt composition shingles.

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

This roof appears to be in the first 3rd of life.





ROOF INSTALLATION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Stucco

Notes:

Stucco and cultured stone siding.

SIDING CONDITION Fair

Notes:

The siding for this home appears to be in good overall condition, but there are some areas of common cracking of stucco and minor damage to the foam board.

Recommend application of elastomeric sealant to all gaps and cracks larger than 1/16 of an inch wide to prevent water intrusion.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

STOOP / PORCH Satisfactory

Notes:

PATIO Satisfactory

Notes:

LANDSCAPE

VEGETATION Satisfactory

Notes:

Recommend keeping vegetation cut back from home to a distance of at least one foot to prevent damage. Dead leaves and vegetation are food for wood destroying organisms.

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

WALKWAYS Fair

Notes:

Cracking of concrete was observed, recommend application of sealant to prevent water intrusion and further damage.



GARAGE

DRIVEWAY Fair

Notes:

Common cracking of concrete was observed.



GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

An automatic garage door opener has not been installed for the smaller garage door.

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

Radiant barrier has been installed on the underside of the roof sheathing.



FRAMEWORK Satisfactory

Notes:

Engineered truss framework.



VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

The blown fiberglass insulation sits at roughly R-38 and is virtually undisturbed.



ACCESS Satisfactory

Notes:

The attic access is located in the hallway.

BATHROOM 1

DOORS Satisfactory

Notes:

This bathroom is closest to the large garage.



FLOORING Satisfactory

Notes:

Tile flooring.

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Fair

Notes:

The shower arm is a little loose where it penetrates the wall.



TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:

This is the hallway bathroom.



FLOORING Satisfactory

Notes:

Tile flooring.

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Fair

Notes:

The faucet for the tub is a little loose and can be turned from side to side.



TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 3

DOORS Satisfactory

Notes:

This bathroom is in the primary bedroom.



FLOORING Satisfactory

Notes:

Tile flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

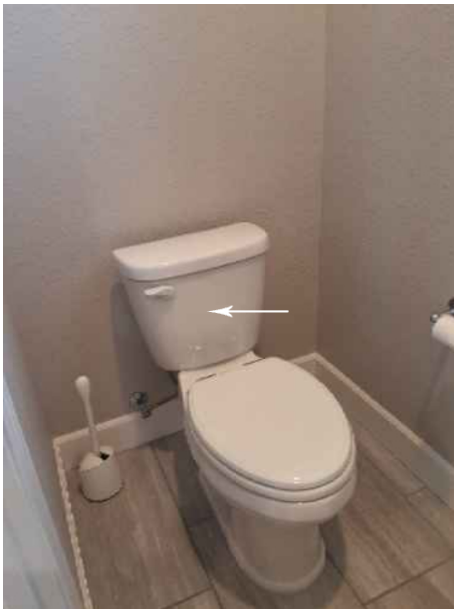
BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

The toilet tank is a little loose.



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:

This is the primary bedroom.



FLOORING Satisfactory

Notes:

Carpet.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Fair

Notes:

The fan wobbles when on the high setting.

BEDROOM 2

DOORS Satisfactory

Notes:

This bedroom adjacent to the primary bedroom.



FLOORING Satisfactory

Notes:

Carpet.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

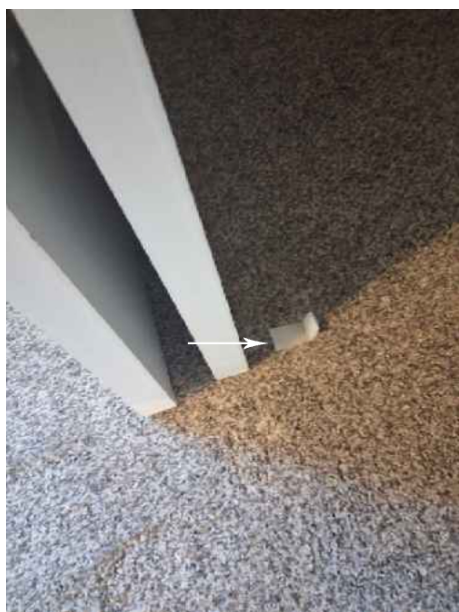
CEILINGS Satisfactory

Notes:

CLOSETS Fair

Notes:

The door guide is damaged.



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

This bedroom is adjacent to the laundry room.



FLOORING Satisfactory

Notes:

Carpet.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Fair

Notes:

The fan wobbles slightly when on the high setting.

BEDROOM 4

DOORS Satisfactory

Notes:

This bedroom is adjacent to the kitchen.



FLOORING Fair

Notes:

Carpet stains were observed.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Fair

Notes:

The fan wobbles badly when on the high setting.

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Vinyl plank flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Fair

Notes:

Several common expansion cracks were observed in the ceiling.



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

FIREPLACE Fair

Notes:

The gas fireplace functioned at the time of inspection.



KITCHEN

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Vinyl plank flooring.

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Condensation stains were observed in between the panes of glass in the window pictured in the breakfast nook, this indicates failed seals.



CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

Gas stove and oven.

EXHAUST HOOD Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

The outlets in the kitchen are protected by AFCI/GFCI circuit breakers in the sub panel in the garage, if these outlets lose power the corresponding circuit breaker must be reset in order to restore power.

DINING ROOM

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



GAS SUPPLY Satisfactory

Notes:

Natural gas and 220 volt electric dryer hookups have both been installed.

WATER SUPPLY Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Slab foundation.

SLAB Satisfactory

Notes:

Due to the nature of slab foundation very little is visible for inspection, what was visible was satisfactory.

OUTLETS Satisfactory

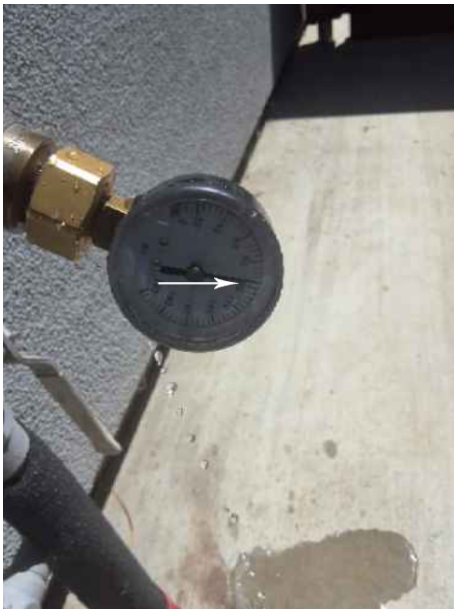
Notes:

PLUMBING

WATER SUPPLY PRESSURE Fair

Notes:

The water supply pressure read roughly 90 PSI at the time of inspection. This is quite a bit higher than the recommended range of 40-70 PSI for a home. Recommend installation of pressure regulator and reducing the pressure to 60 PSI.



WATER SUPPLY PIPING SIZE Satisfactory

Notes:

1 1/4 inch copper supply piping with Pex type distribution lines.

MAIN SHUTOFF VALVE Satisfactory

Notes:

The main shutoff valve is located on the right side of the home.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

ABS drain, waste and vent piping.

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Satisfactory

Notes:

The gas fired water heater was manufactured in 2019, the expected life span of a tankless water heater is 20 years.



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

Underground service lateral.

CONDUCTORS Satisfactory

Notes:

Copper conductors.

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

All outlets tested were grounded.

AMP RATING 200 Amps

Notes:

200 Amp and 240 volt electrical service.

MAIN DISCONNECT Satisfactory

Notes:

The main disconnect is located in the circuit panel on the exterior back side of the home.



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

Romex type wiring.

CIRCUIT PANEL Satisfactory

Notes:

The main panel and the sub panel in the garage were both inspected.



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

Natural gas heating system with electric cooling system.

The natural gas shutoff valve is located on the left side of the home.



VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

The forced air furnace is an 80,000 BTU system, is sufficient for the square footage of the home and was manufactured in 2019. The expected life span of a heating system is 20-25 years. This system is located in the attic.



HEATING SYSTEM OPERATION Satisfactory

Notes:

The heating system functioned at the time of inspection.

DUCTWORK / PIPING Fair

Notes:

Factory wrapped flexible ductwork.

One run of ductwork takes an almost 180 degree turn, this will reduce the air flow.



COOLING SYSTEM Fair

Notes:

The cooling system is a 3 ton system, is undersized for the square footage of the home and was manufactured in 2019. The expected life span of a cooling system is 10-15 years.

A 3 ton system is rated for a home up to 1500 sq ft, a 4 ton system would be a better choice for this home.



COOLING SYSTEM OPERATION Satisfactory

Notes:

The cooling system functioned at the time of inspection.

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:

There are two air filters for this home, one in the hallway and one in the primary bedroom, recommend changing per manufacturer suggestions.

SMOKE ALARM(S) Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

ADDITIONAL DETAILS

GARAGE WINDOW Fair

Notes:

Condensation stains were observed in between the panes of glass in the window pictured in the smalll garage space, this indicates failed seals.



SUMMARY:

Listed below are some of the findings of the inspection. Not everything included in the report is listed here, recommend reading entire report.

- 1. The cooling system is undersized for the square footage of the home.**
- 2. Condensation stains were observed in between the panes of glass in two windows in this home.**
- 3. One run of ductwork makes an almost 180 degree turn.**
- 4. The wayer supply pressure read roughly 90 PSI at the time of inspection.**