

Imperial Home Inspection Services



February 18th 2022, 11:56 am

Inspection performed by:

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General Information

BUILDING ADDRESS: 1461 Lazy Trail Dr.
CITY: Chico
STATE: Ca
ZIP CODE: 95926
INSPECTION DESCRIPTION: Whole Home Inspection
SQUARE FOOTAGE: 2249

Picture:



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

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

GATE Fair

Notes:

The latch for the gate on the left side of the home is loose.
The gate on the right side of the home does not latch closed.
Recommend further evaluation by handyman.



FENCE Fair

Notes:

The fence is aging but still functional

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Fair

Notes:

Granular deterioration was observed as well as shingles that are cracking. This roof is in the second half of its expected life span. Shingles have been replaced at an area on the left side of the roof, possibly from tree damage.



ROOF INSTALLATION Satisfactory

Notes:

Exposed nail heads that have not been sealed were observed on the ridge line, recommend sealing to prevent them from backing out.

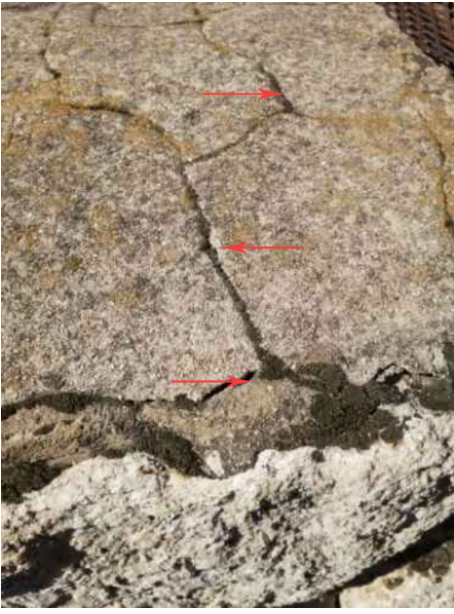


CHIMNEY Fair

Notes:

Cracks were observed in the cement crown of the chimney on the front of the home, recommend sealing to prevent water intrusion.

Lifting flashing was observed at both chimneys, recommend securing flashing.



FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

SKYLIGHTS / ROOF PENETRATIONS Fair

Notes:

Exposed nail heads that have not been sealed were observed as well as bottoms that have not been secured. Recommend securing bottoms and sealing nail heads to prevent them from backing out.

A gap was observed at the boot for one of the plumbing vents, recommend replacing boot.



MILDEW PRESENT ON ROOF? Yes

Notes:

Moss was observed on the roof. Moss absorbs moisture and causes the shingles to expand and contract, this excellerates the deterioration process of the roof. Recommend keeping roof free of moss.



EXTERIOR

SIDING MATERIAL Wood

Notes:

SIDING CONDITION Fair

Notes:

Water damage and deterioration of wood was observed on the right side of the home.

Siding has been installed without a gap between the siding and roof, this will allow water to contact for prolonged periods of time when it is raining.

Early stages of water damage were observed to siding on the right side of the home as well as sun damage.

Recommend further evaluation by licensed siding contractor.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

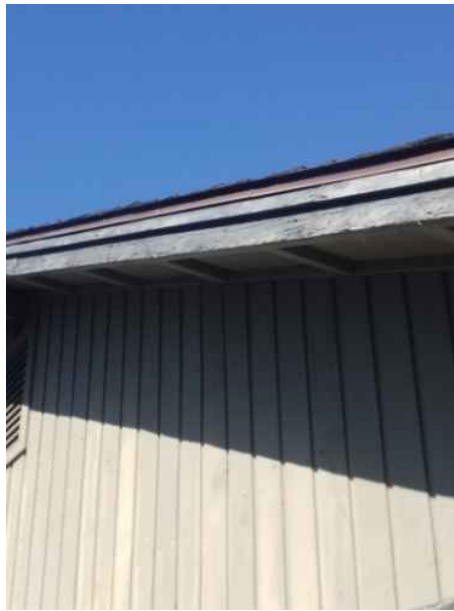
Notes:

FASCIA Fair

Notes:

Water damage and deterioration of wood was observed to fascia on the right side of the home.

Recommend further evaluation by licensed contractor.



SOFFITS Satisfactory

Notes:

TRIM Fair

Notes:

Damaged trim was observed at the left front corner of the home, the left rear corner, and at a window on the right side of the home.

Portions of window trim would benefit from paint maintenance.





STOOP / PORCH Fair

Notes:

Early stages of water damage and deterioration of wood was observed to the beam to the right of the front door.



PATIO Fair

Notes:

Early stages of water damage and deterioration of wood was observed to the beam near the patio area.



LANDSCAPE

VEGETATION Satisfactory

Notes:

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Fair

Notes:

Cracking of concrete was observed as well as a spacer that is no longer intact. Recommend sealing cracks and installation of spacer.



GARAGE DOOR Fair

Notes:

Minor damage was observed to one of the garage doors. Repairs have been made to the same door.



GARAGE DOOR OPENER Fair

Notes:

The auto reverse safety function for the right hand side garage door didnot function, recommend further evaluation by licensed garage door.

EXTERIOR DOORS Fair

Notes:

The trim for this door would benefit from paint maintenance.



ATTIC

ROOF SHEATHING Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

Stick built framework



VENTILATION Satisfactory

Notes:

A vent screen is not secured and is an access point for pests, recommend sealing.

This is on the right front corner of the garage.



INSULATION Satisfactory

Notes:

Wood fiber insulation.



ACCESS Satisfactory

Notes:

Located in the garage

CHIMNEY AREA Not Inspected

Notes:

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

This is the half bathroom.



FLOORING Satisfactory

Notes:

Tile flooring

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

The water pressure was fair for this faucet.

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

No exhaust fan for this bathroom.

BATHROOM 2

DOORS Satisfactory

Notes:

This is the hallway bathroom



FLOORING Satisfactory

Notes:

Tile flooring

WALLS Fair

Notes:

Signs of possible past water intrusion were observed at the tub and at the skylight.

Recommend further evaluation by licensed roofing contractor for the skylight.



CEILING Satisfactory

Notes:

COUNTERS Fair

Notes:

A gap was observed between the countertop and the wall, recommend application of sealant to prevent water intrusion.



SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 3

DOORS Satisfactory

Notes:

This is the master bathroom.



FLOORING Satisfactory

Notes:

Tile flooring

WALLS Satisfactory

Notes:

Minor damage was observed behind the door that leads to the toilet.



WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Fair

Notes:

A crack was observed in the concrete countertop.



SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

The toilet is a little loose, recommend tightening t bolts.

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

No exhaust fan for this room.

BATHROOM 4

DOORS N/A

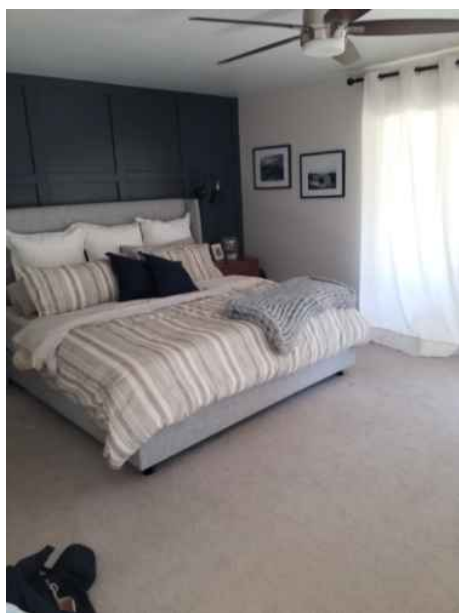
Notes:

BEDROOM 1

DOORS Satisfactory

Notes:

This is the master bedroom.



FLOORING Fair

Notes:

Carpet stains were obser



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

This bedroom is adjacent to the master bedroom.



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Fair

Notes:

Door guides have not been installed



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Fair

Notes:

The fan wobbles slightly when on high setting.

BEDROOM 3

DOORS Satisfactory

Notes:

This bedroom is adjacent to the 2nd bedroom.



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Fair

Notes:

Door guides have not been installed



OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 4

DOORS N/A

Notes:

LIVING AREA 1

DOORS N/A

Notes:

This living area is adjacent to the front door.



FLOORING Satisfactory

Notes:

Engineered wood flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

FIREPLACE Satisfactory

Notes:

The inside of the chimney was not inspected

LIVING AREA 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Engineered wood flooring.

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Condensation stains were observed in between the panes of glass of the center window at the breakfastnook. This indicates failed glazing. Recommend further evaluation by licensed window contractor.



CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

FIREPLACE Satisfactory

Notes:

The chimney for this fireplace has been sealed off.

KITCHEN

DOORS Fair

Notes:

The door leading to the garage does not have self closing hinges as is required. This is a fire safety feature, recommend installation of self closing hinges.

Damaged weatherstripping was also observed at this door.



FLOORING Satisfactory

Notes:

Engineered wood flooring

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Fair

Notes:

A patched area of ceiling was observed, possibly due to a past water leak.



COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

DINING ROOM

DOORS N/A

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

GAS SUPPLY Not Inspected

Notes:

The dryer hookups were not accessible for inspection.

WATER SUPPLY Satisfactory

Notes:

DRAINAGE Not Inspected

Notes:

The drain for the washing machine was not accessible for inspection.

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.

DRAINAGE Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

1 inch copper supply piping

MAIN SHUTOFF VALVE Satisfactory

Notes:

The 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:

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Fair

Notes:

The gas water heater is a 50 gallon unit and was manufactured in 2004. The expected life span of a water heater is 10-15 years. This unit is beyond its expected life span but still functioning.

Recommend wrapping hot and cold water lines to conserve energy.



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Not Inspected

Notes:

Underground service lateral.

CONDUCTORS Satisfactory

Notes:

Copper conductors

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:

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

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

The heating system is a 80,000 btu system, sufficient for the square footage of the home and was manufactured in 2013. The expected life span of a heating system is 20-25 years.

The inside of the unit was not inspected.

HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

COOLING SYSTEM Satisfactory

Notes:

The cooling system is a 4 ton system, sufficient for the square footage of the home and was manufactured in 2015. The expected life span of a cooling system is 20-25 years.

COOLING SYSTEM OPERATION Not Inspected

Notes:

The cooling system was not tested due to ambient temperatures below 60 degrees in the past 24 hours, damage can occur under these conditions.

THERMOSTAT Satisfactory

Notes:

AIR FILTER(S) Satisfactory

Notes:

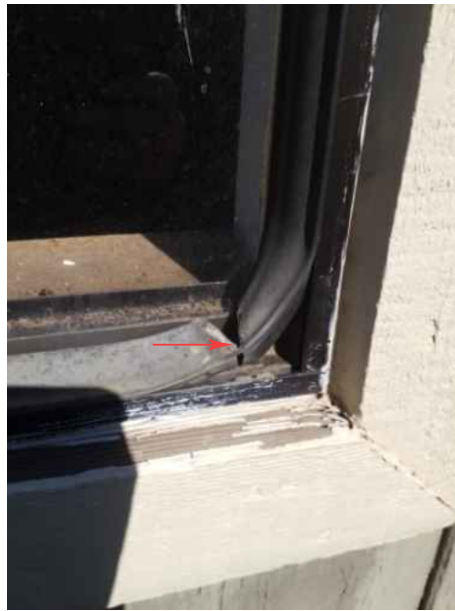
Recommend changing monthly.

ADDITIONAL DETAILS

WINDOW SEALS N/A

Notes:

Partially damaged window seals were observed at the garage window.



HALLWAYS Fair

Notes:

Minor damage was observed to the wall behind the door leading to the bedrooms.

A patched area of ceiling was observed near the front door. This is possibly due to a past water leak.



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. Water damage and deterioration of wood was observed to areas of siding, trim and fascia. Locations are noted in the body of the report.**
- 2. The interior garage door does not have self closing hinges as is required for fire safety.**
- 3. The water heater is beyond its expected life span but still functioning.**
- 4. Damage was observed to one garage door.**
- 5. Lifting flashing was observed at the chimneys.**
- 6. Signs of possible past water intrusion were observed at the skylight in the hallway bathroom.**
- 7. A window with failing glazing was observed in the breakfast nook.**

Due to the occupied nature of the home not all floors, walls, closets or electrical outlets were accessible for inspection.