Imperial Home Inspection Services

July 20th 2026, 11:46 am

Inspection performed by:
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General Information

BUILDING ADDRESS:	4 Knotts Glen Ct.
CITY:	Chico
STATE / PROVINCE:	Ca.
POSTAL CODE:	95926
INSPECTION DESCRIPTION:	Whole Home Inspection
SQUARE FOOTAGE:	1494

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

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EXTERNAL AMENITIES

GATE Not Inspected

Notes:

Gates and fences are not included in a home inspection.

ROOF

ROOF TYPE Gable

Notes:

Combination hip and gable roof types.

ROOF MATERIAL Asphalt Shingles

Notes:

Architectural asphalt composition shingles.

SHINGLES MISSING / DAMAGED? Fair

Notes:

This roof appears to be in the first quarter life.

A few ridge shingles that have been installed at barge rafters on the right side of the home are damaged/missing. These shingles are primary decorative but it is recommended that they be replaced because drip edge has not been installed under them.





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ROOF INSTALLATION Satisfactory

Notes:

An exposed nail head was observed above the garage, recommend application of sealant to prevent water intrusion.



CHIMNEY Fair

Notes:

Exposed nail heads were observed, recommend application of sealant to prevent water intrusion.





FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

Leaking gutters and downspouts were observed, sealant may need to be re-applied at seams.

Recommend installation of downspout extensions where needed to keep water a minimum of 5 ft away from the foundation.







SKYLIGHTS / ROOF PENETRATIONS Fair

Notes:

The bottom of the roof jack for a solar tube on the back side of the home is lifting and will eventually cause damage to the shingle above it. Recommend securing this portion of the roof jack.



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Stucco

Notes:

Combination stucco and wood composite siding.

SIDING CONDITION Fair

Notes:

Wood decay was observed in the wood composite siding on the front of the home.

Common cracking of stucco was also observed.

Recommend application of elastomeric sealant to all gaps and cracks larger than 1/16 of an inch wide to prevent water intrusion. There were no cracks large enough to consider sealing at the time of inspection but there may be in the future.

The exterior of this home would benefit from paint maintenance.





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FLASHING Satisfactory

Notes:

EAVES Fair

Notes:

Wood decay was observed in a rafter tail on the front of the home.



FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Fair

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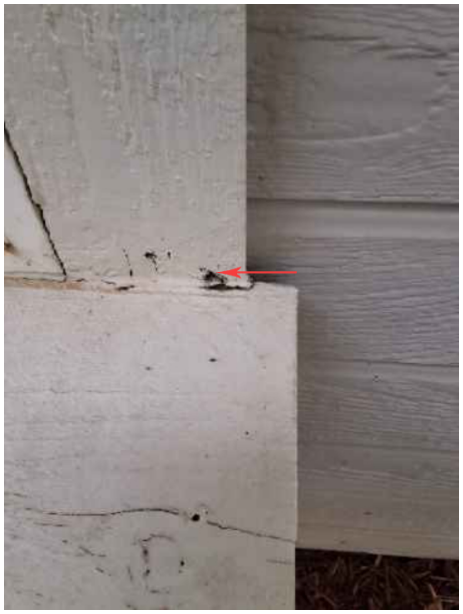
Notes:

Wood decay was observed in window trim on the front of the home.



STOOP / PORCH Satisfactory

Notes:

PATIO Fair

Notes:

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



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 Satisfactory

Notes:

GARAGE

DRIVEWAY Fair

Notes:

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



GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Satisfactory

Notes:

EXTERIOR DOORS Fair

Notes:

The exterior door is satisfactory but a pet door has been installed in the door that separates the home from the garage. This door is a part of the homes firewall and should not be modified. Recommend installation of a fire rated door that has not been modified.



ATTIC

ROOF SHEATHING Satisfactory

Notes:

OSB roof sheathing.

FRAMEWORK Satisfactory

Notes:

Engineered truss framework.

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VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

The blown fiberglass insulation sits at roughly R-38 while the fiberglass batt insulation sits at roughly R-30.



ACCESS Satisfactory

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Notes:

The attic access is located in the hallway.

Due to the framing pattern and low overhead space the portion of the attic above the living area was not accessible for inspection.



BATHROOM 1

DOORS Fair

Notes:

This is the hallway bathroom.

Small holes in the door have been sealed.





FLOORING Satisfactory

Notes:

Vinyl flooring.

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Fair

Notes:

The toilet is loose, recommend tightening T bolts.

This toilet does not meet current water conservation standards for the state of California.

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:

This bathroom is in the primary bedroom.



FLOORING Satisfactory

Notes:

Vinyl flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

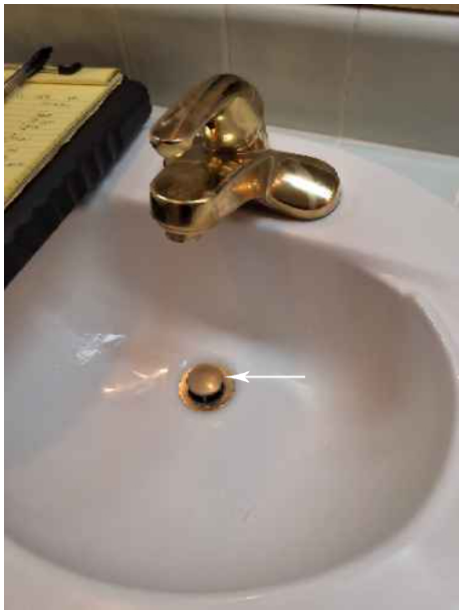
COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

The drain stop assembly for the left side sink could use adjustment, it does not seat.



BATHTUB / SHOWER Fair

Notes:

The shower valve handle and the diverter handle for the shower must both be in the off position to turn the water off.



TOILET Fair

Notes:

This toilet does not meet current water conservation standards for the state of California.

OUTLETS Satisfactory

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Notes:

The outlets in this room are protected by the GFCI outlet in the hallway bathroom.

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BEDROOM 1

DOORS Fair

Notes:

This is the primary bedroom.

Wood decay was observed in the door jamb of the exterior door.

The interior door must be lifted in order to latch closed.





FLOORING Satisfactory

Notes:

Engineered wood flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

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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 is to the left of the hallway bathroom.



FLOORING Satisfactory

Notes:

One small gap was observed in the engineered wood flooring.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Fair

Notes:

The pull chain does not turn the light off and when the pull chain for the fan is pulled the light flickers. There may be a wiring issue with this light/fan, recommend further evaluation by licensed electrical contractor.

BEDROOM 3

DOORS Satisfactory

Notes:

This bedroom is adjacent to the laundry room.



FLOORING Satisfactory

Notes:

Engineered wood flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory
Notes:
Engineered wood flooring.
WALLS Satisfactory
Notes:
WINDOWS Fair
Notes:
One of the windows locks is broken but still functions.



CEILING Satisfactory
Notes:
OUTLETS Satisfactory
Notes:
LIGHTING Satisfactory
Notes:
CEILING FANS Satisfactory

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Notes:

FIREPLACE Satisfactory

Notes:

The damper for the gas fireplace functioned at the time of inspection.

This fireplace was not tested and the gas key was not located. If this gas fireplace is to be used, recommend getting a fireplace/chimney inspection.



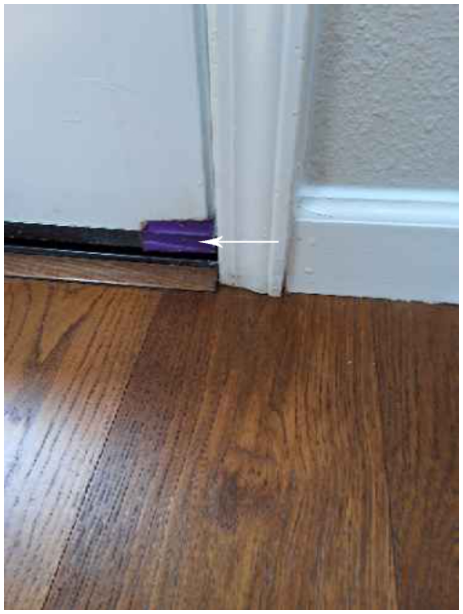
KITCHEN

DOORS Satisfactory

Notes:

The bottom of the exterior door is taped for reasons unknown.





FLOORING Satisfactory

Notes:

Engineered wood flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Fair

Notes:

Stains associated with past water intrusion and what may be organic growth were observed in the cabinet to the right of the sink. Recommend further evaluation by licensed mold Inspector.

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SINK / GARBAGE DISPOSAL Fair

Notes:

The faucet is loose and signs of a past leak were observed in the cabinet under the sink. This area was dry at the time of inspection.





DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

Gas stove with electric oven.

EXHAUST HOOD Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

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 Fair

Notes:

A Type B gas vent hood cover has been installed instead of a dryer vent hood cover. The hood cover that has been installed is not equipped with a backdraft damper and has a small opening that will collect lint. Recommend installation of a hood cover with a backdraft damper that is designed to be used with a dryer vent in a roof application. If this hood cover becomes obstructed by lint it is a fire hazard.

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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 higher than the recommended range of 40-70 PSI for a home. Recommend installation of a pressure regulator and reducing the pressure to 60 PSI.

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WATER SUPPLY PIPING SIZE Satisfactory

Notes:

3/4 inch copper supply piping with copper distribution lines.

MAIN SHUTOFF VALVE Satisfactory

Notes:

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

Recommend wrapping exposed water lines with insulation wrap to prevent damage in a hard freeze.



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 is a 50 gallon unit and was manufactured in 2025, the expected life span of a storage tank water heater is 10-15 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 left side of the home.



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

Romex type wiring.

CIRCUIT PANEL Satisfactory

Notes:

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.

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VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

The forced air furnace is a 69,000 BTU system, is sufficient for the square footage of the home and was manufactured in 1999. The expected life span of heating system is 20-25 years, this system is beyond its expected life span but still functioning.

The age of the mini split system was not determined due to a lack of information concerning Fujitsu mini split systems on the internet. The expected life span of a mini split system is 10-15 years.

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HEATING SYSTEM OPERATION Satisfactory

Notes:

The heating system functioned at the time of inspection.

The minimum split functioned at the time of inspection.

DUCTWORK / PIPING Satisfactory

Notes:

Factory wrapped flexible ductwork.



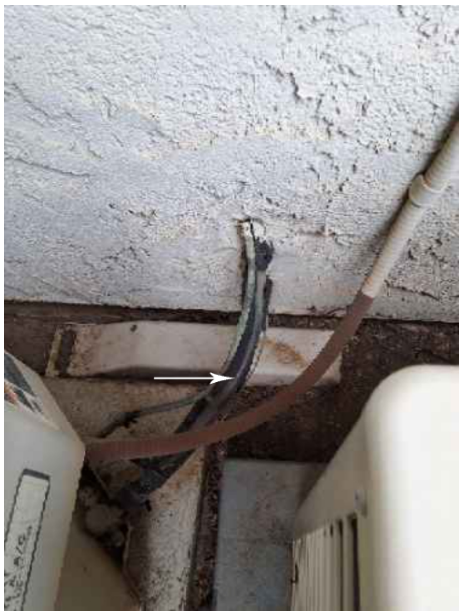
COOLING SYSTEM Fair

Notes:

The cooling system is a 3 ton system, is sufficient for the square footage of the home and was manufactured in 1999. The expected life span of a cooling system is 10-15 years, this system is beyond its expected life span.

The insulation wrap for the suction line at the condenser unit is deteriorating, recommend installation of new insulation wrap.





COOLING SYSTEM OPERATION Poor

Notes:

The circuit breaker for the cooling system was turned off at the time of inspection. The listing agent arrived at the end of the inspection and at that point the circuit breaker was turned on but the cooling system did not function.
Recommend further evaluation by licensed HVAC contractor.

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THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Fair

Notes:

The air filter is located in the hallway and is dirty, recommend changing per manufacturer suggestions.



SMOKE ALARM(S) Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

ADDITIONAL DETAILS

GARAGE Fair

Notes:

An area of ceiling in the garage has been patched with sealant, this area was dry at the time of inspection.



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 beyond its expected life span and did not function at the time of inspection.

2. The heating system is beyond its expected life span but still functioning.

3. Signs of a past leak and possible organic growth were observed in the cabinet adjacent to the kitchen sink.

4. The dryer vent hood cover has a small opening and is prone to obstructions.

5. The toilet in the hallway bathroom is loose.

6. A pet door has been installed in the garage firewall door.

7. Signs of leaking gutters were observed.

8. The water supply pressure read roughly 90 PSI at the time of inspection.

9. There may be a wiring issue with the fan/light in the 2nd bedroom.

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