

Imperial Home Inspection Services



May 4th 2022, 12:23 pm

Inspection performed by:

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General Information

BUILDING ADDRESS: 3021 Bay Ave
CITY: Chico
STATE: Ca
ZIP CODE: 95973
INSPECTION DESCRIPTION: Whole Home Inspection
SQUARE FOOTAGE: 3453

Picture:



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

Is the client present for the inspection?

No

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

GATE Fair

Notes:

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



FENCE Fair

Notes:

Water damage and deterioration of wood was observed to posts and runners, portions of this fence are nearing the end of their useful life spans. Recommend further evaluation by licensed fencing contractor.



ROOF

ROOF TYPE Hip

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

This roof appears to be fairly new.



ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Fair

Notes:

Deteriorating stucco was observed at the chimney crown adjacent to the garage, recommend further evaluation by licensed stucco contractor to prevent water intrusion.

Recommend further evaluation by licensed contractor for installation of cricket (water diverter) on high side of both chimneys to prevent water from sitting up against chimneys.



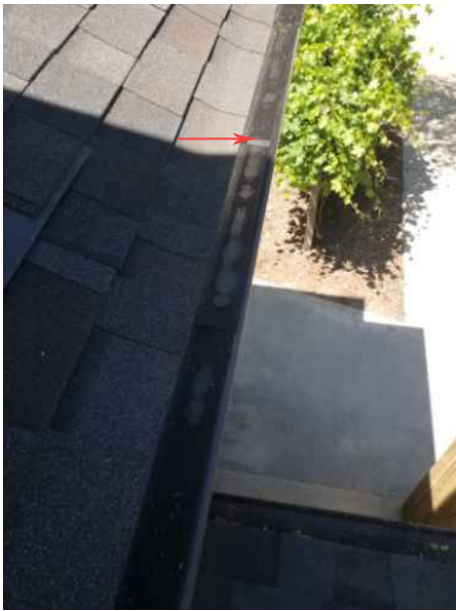
FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

Gutter guards have been installed



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Stucco

Notes:

SIDING CONDITION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

Minor damage was observed at the large overhead garage door.
Recommend painting to prevent water damage.



BALCONIES Fair

Notes:

Signs of past possible water intrusion were observed at the balcony for the master bedroom, recommend further evaluation by licensed contractor. Cracks in the concrete were observed, recommend sealing cracks to prevent water intrusion.



STOOP / PORCH Satisfactory

Notes:

PATIO Fair

Notes:

Cracking of concrete was observed, recommend sealing cracks to prevent water intrusion and further damage.



STEPS Satisfactory

Notes:

LANDSCAPE

VEGETATION Fair

Notes:

Recommend keeping vegetation cut back from home to prevent damage.



GRADING Satisfactory

Notes:

Flat grade

SURFACE DRAINAGE Satisfactory

Notes:

WALKWAYS Fair

Notes:

Cracking of concrete was observed, recommend sealing cracks to prevent water intrusion and further damage.



GARAGE

DRIVEWAY Fair

Notes:

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



GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Fair

Notes:

The safety sensors are set higher than the recommended 4-6 inch maximum height.

The auto reverse safety feature for the small garage door did not function.

Recommend adjustment of both by licensed garage door contractor for child safety.



EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

Engineered truss framework



VENTILATION Satisfactory

Notes:

INSULATION Fair

Notes:

Portions of the blown fiberglass insulation have been compacted and no longer meet R-30 recommendations for this area. Recommend additional insulation to bring R value up to 30.



ACCESS Satisfactory

Notes:

There are two attic access points, one in the garage and one in a closet upstairs.

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? Yes - see note

Notes:

Rodent droppings and bait stations were observed

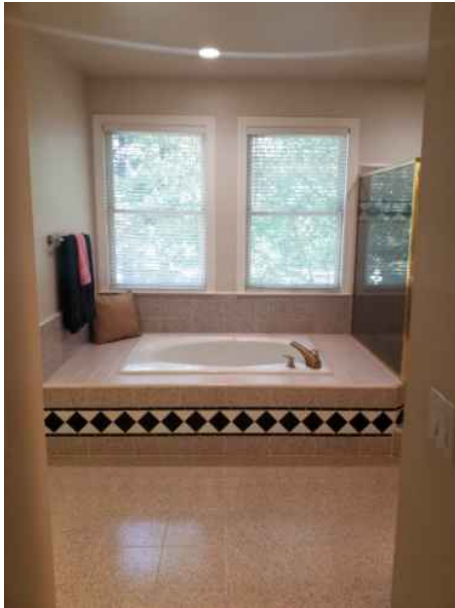


BATHROOM 1

DOORS Satisfactory

Notes:

This is the master bathroom.



FLOORING Satisfactory

Notes:

Tikemflooring

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Fair

Notes:

Cracked tile were observed in the shower, recommend sealing to prevent water intrusion to the sub floor.



TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

No exhaust fan for this room.

BATHROOM 2

DOORS Satisfactory

Notes:

This is the Jack and Jill bathroom upstairs.



FLOORING Satisfactory

Notes:

Carpet and tile flooring

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

No exhaust fan for this bathroom

BATHROOM 3

DOORS Satisfactory

Notes:

This is the downstairs bathroom adjacent to the laundry room.



FLOORING Satisfactory

Notes:

Tile flooring

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Fair

Notes:

The exhaust fan venting terminates in the attic. Recommend running venting to an attic vent to prevent moist air from being vented into the attic.



BATHROOM 4

DOORS N/A

Notes:

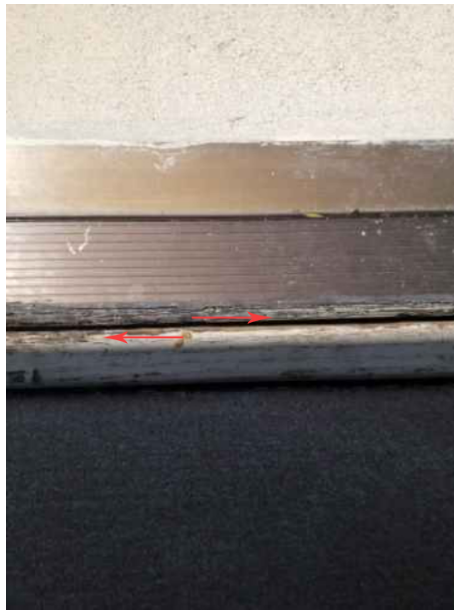
BEDROOM 1

DOORS Fair

Notes:

This is the master bedroom.

Damaged weatherstripping and signs of past water intrusion were observed at the bottom of the exterior doors.



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

Patched holes were observed above the exterior doors.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

This is the upstairs bedroom that overlooks the back yard.



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

This is the upstairs bedroom that overlooks the front yard.



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 high setting.

BEDROOM 4

DOORS Satisfactory

Notes:

This is the downstairs office.



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS N/A

Notes:

No fan for this room

BEDROOM 5

DOORS N/A

Notes:

LIVING AREA 1

DOORS N/A

Notes:

This living area is adjacent to the dining room.



FLOORING Satisfactory

Notes:

Carpet

STAIRWAYS Fair

Notes:

The hand rail is a little loose



WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Condensation stains were observed in between the panes of glass in the window pictured. This indicates failed glazing, recommend further evaluation by licensed window contractor.



CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS N/A

Notes:

No fan for this room.

FIREPLACE Satisfactory

Notes:

The inside of the chimney was not inspected, recommend cleaning before lighting a fire.

LIVING AREA 2

DOORS Satisfactory

Notes:

This living area is adjacent to the kitchen.

Damage was observed to the bottom of the French doors as well as deteriorating weatherstripping and signs of past water intrusion





FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Fair

Notes:

The fan wobbles when on the high setting.

FIREPLACE Satisfactory

Notes:

The inside of the chimney was not inspected, recommend cleaning before lighting a fire.

KITCHEN

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Wood flooring

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

DISHWASHER Fair

Notes:

The air gap device has been bypassed and the dishwasher drains directly into the garbage disposal. Air gap devices are required in the state of California to protect the water supply, recommend re connecting the dishwasher drain to the air gap.

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Satisfactory

Notes:

The stove has a down draft.

OUTLETS Satisfactory

Notes:

DINING ROOM

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Carpet

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Poor

Notes:

None of the outlets in this room showed power, it is possible they are downstream of the faulty gfcı outlet outside the dining room French doors.

LIGHTING Satisfactory

Notes:

CEILING FANS N/A

Notes:

No fan for this room.

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



GAS SUPPLY Satisfactory

Notes:

Gas has been stubbed out and a 220 volt electric dryer hookup is also available.

WATER SUPPLY Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Fair

Notes:

The venting for the exhaust fan terminates in the attic, recommend extending venting to an attic vent to prevent moist air from being vented into the attic.



SINK Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Poured concrete perimeter foundation with footing and engineered wood I beams.

Due to placement of plumbing drain piping the portion of the foundation area near the garage was not accessible for inspection.



WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Fair

Notes:

The exterior electrical outlets outside the dining room French doors show no power, one if these is a gfci outlet that is faulty. It is possible the other exterior outlet and the dining room outlets are downstream of this gfci outlet. Recommend further evaluation by licensed electrical contractor.



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 main shutoff valve is located on the left side of the home.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

ABS drain piping

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Fair

Notes:

The 75 gallon gas fired water heater was manufactured in 1990. The expected life span of a water heater is 10-15 years, this unit is beyond its expected life span but still functioning.

The type B gas vent does not have the minimum 1 inch clearance to combustible materials required where it penetrates the roof, this is a potential fire hazard. Recommend further evaluation by licensed contractor.



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:

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

HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

Two heating systems service the home. One was manufactured by Day and Night in 1990 and is an 88,000 btu system.

The other was manufactured by Lennox in 2019 and is an 88,000 btu system. Together they are sufficient for the square square of the home. The expected life span of a heating system is 20-25 years, the system manufactured by Day and Night is beyond its expected life span but still functioning.

The interior of the systems was not inspected.

HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

COOLING SYSTEM Fair

Notes:

Two cooling systems service the home. One was manufactured by Day and Night is 1990 and is a 4 ton system. The other was manufactured by Lennox in 2019 and is a 3.5 ton system. Together they are sufficient for the square footage of the home. The expected life span of a cooling system is 20-25 years. The system manufactured by Day and Night is beyond its expected life span but still functioning.

The interior of the cooling systems were not inspected.

The insulation wrap for the line set at the compressor and condenser unit manufactured by Day and Night is no longer intact, recommend installation of new insulation wrap to prevent damage.



COOLING SYSTEM OPERATION Fair

Notes:

The cooling system for upstairs only cooled the air roughly 7-8 degrees as opposed to the 16-20 degrees expected, recommend further evaluation by licensed HVAC contractor.

THERMOSTAT Satisfactory

Notes:

AIR FILTER(S) Fair

Notes:

Three air filter service the home, one upstairs and two downstairs.
Recommend changing monthly.

ADDITIONAL DETAILS

SIGNS OF PAST WATER INTRUSION IN GARAGE N/A

Notes:

Signs of past water intrusion were observed in the garage ceiling and attic space. This is near the chimney that has gaps at the crown and could have come from the chimney chase. Recommend further evaluation by licensed contractor.



LAUNDRY ROOM LIGHT COVER N/A

Notes:

Damage was observed to this light cover.



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 type B gas vent for the water heater does not have the minimum clearance required to combustibles, this is a potential fire hazard.**
- 2. Signs of past water intrusion were observed at the balcony off of the master bedroom.**
- 3. Gaps in the stucco were observed at the chimney crown near the garage as well as water stains in the attic and ceiling of garage near the chimney.**
- 4. The upstairs cooling system functioned poorly.**
- 5. Portions of the attic insulation do not meet R-30 recommendations for this area.**
- 6. Exhaust fan venting for the laundry room and downstairs bathroom terminate in the attic.**
- 7. None of the electrical outlets in the dining room showed power.**
- 8. The Day and Night heating and cooling systems are beyond their expected life spans.**
- 9. The water heater is beyond its expected life span.**
- 10. The air gap device for the dishwasher has been bypassed.**
- 11. The glazing is failing in one window in the 1st living area.**