



Property Inspection Report

1234 W Fedora Ave, Fresno, CA, 93705

Inspection Prepared For: Happy Buyer

Agent: Taylor Meyer

Inspector: Jonathan Meeker

Date of Inspection: 11/22/2022

**Termite Inspection
90 Day Warrenty**

**5 Year Roof Leak Protection
Recall Check on all appliances**

**Home Owners Resource
Mold Safe
Sewer Guard**

Table Of Contents





Report Summary	3-4
Kitchen	6
Dining Room	7
Living Room	7
Hallway	8
Bedroom 4	8
Bedroom 3	9
Bedroom 2	9
Master Bedroom	10
Master Bathroom	10
Bathroom 2	11
Laundry Room	12
Smoke Detectors	13
Carbon Monoxide Detector	14
Garage	14
Water Heater	15-16
Electrical	17-19
Foundation	20
Attic	21
Roof	22-24
Grounds	25-26
Pool And Spa	27-30
Cooling	31








Heat

32-33

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is NOT a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional.

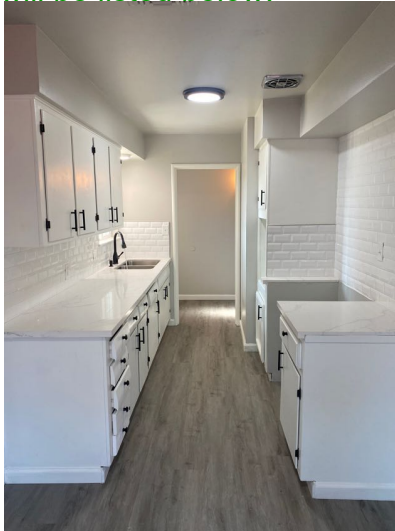
Kitchen			
	Page 6 Item: 2	Cook Top, Range and Oven Condition	<ul style="list-style-type: none"> • 110 electrical outlet not visible behind the stove at the time of inspection. 110 volt power energizes control functions. We suggest further investigation and repairs as needed by a qualified professional.
Master Bathroom			
	Page 11 Item: 4	Shower Condition	<ul style="list-style-type: none"> • Shower pan did not hold water and appeared to be leaking. See Hexapod report for further explanation. We suggest further investigation and repairs as needed.
Garage			
	Page 15 Item: 3	Light Fixture Condition	<ul style="list-style-type: none"> • A ceiling light in this area did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.
Electrical			
	Page 17 Item: 1	Electrical Panel Condition	<ul style="list-style-type: none"> • The dead front cover of the main electrical service panel was missing mounting screw and was not held securely closed. We suggest further investigation and repairs as needed.
	Page 18 Item: 2	Main Amp Breaker	<ul style="list-style-type: none"> • The main electrical service panel label contained a 50 amps. A 50 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you consult with a qualified electrician to discuss options and prices for upgrading the electrical service.
Foundation			
	Page 20 Item: 1	Crawl Space Moisture Intrusion	<ul style="list-style-type: none"> • Discoloration appeared to be a fungi growth due to past water standing in crawl area resulting in growth. We do not know type of fungi without lab tests. 1CallDone is a certified sampler extractor to send to lab for detailed results and recommendations if desired. (photos failed in equipment)
	Page 21 Item: 3	Foundation Plumbing	<ul style="list-style-type: none"> • Drain, waste and/or vent pipes visibly leaking in the crawlspace. Locations are under master bath, hall bathroom and past leakage resulting in damage in kitchen sink area. We suggest further investigation and repairs as needed by a qualified professional.

Roof			
	Page 23 Item: 2	Facia and Trim Condition	<ul style="list-style-type: none"> Fascia and sheeting showed moderate deterioration requiring repair or replacement at locations listed by pictures. See Hexpod report for further explanation. We suggest further investigation and repairs as needed.
Grounds			
	Page 25 Item: 1	Walkway Condition	<ul style="list-style-type: none"> Settled areas and concrete walkway constitutes a trip hazard. We suggest further investigation and repairs needed by a qualified professional.
	Page 25 Item: 2	Fence Condition	<ul style="list-style-type: none"> Some wood posts on the fence line examined during the inspection and listed by pictures were loose and needed maintenance or replacement.
Pool And Spa			
	Page 28 Item: 3	Lights	<ul style="list-style-type: none"> Lights removed and did not operate at the time of inspection. We suggest consulting a qualified professional.
	Page 29 Item: 4	Pumps	<ul style="list-style-type: none"> When we arrived, the pump was on. As we approached the noisy operating pump, it appeared it was not fully priming water. Pool water appeared low. We turned unit off. We suggest further investigation with repairs as needed by a qualified professional.
	Page 30 Item: 6	Electrical	<ul style="list-style-type: none"> Electrical system feeding pump area was in poor condition at time of inspection. Loose conduit and open to atmosphere cabling and broken weather resistant cover outlet to name a few. We suggest further investigation with repairs as nearby qualified professional.
Cooling			
	Page 32 Item: 4	Air Filter Condition	<ul style="list-style-type: none"> The air filter was missing and in need of replacement at the time of the inspection. Air filters should be installed changed monthly while the air-conditioning system is in operation to keep efficiencies up and breakdowns minimized.

Kitchen

1. Kitchen General Condition

Observations: This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



2. Cook Top, Range and Oven Condition

Observations:



- No gas lines observed for range use at the time of the inspection.
- 110 electrical outlet not visible behind the stove at the time of inspection. 110 volt power energizes control functions. We suggest further investigation and repairs as needed by a qualified professional.



220 volt outlet present

3. Garbage Disposal

Observations:

- Garbage disposal operated fine at time of inspection.



Dining Room

1. Locations

Locations:

- East

2. Dining Room General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Living Room

1. Locations

Locations: East

2. Living Room General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Hallway

1. Interior Door Operation

Observations:

- Entry closet would not stay latched at the time of inspection. We suggest further investigation and repairs as needed by a qualified professional.



Bedroom 4

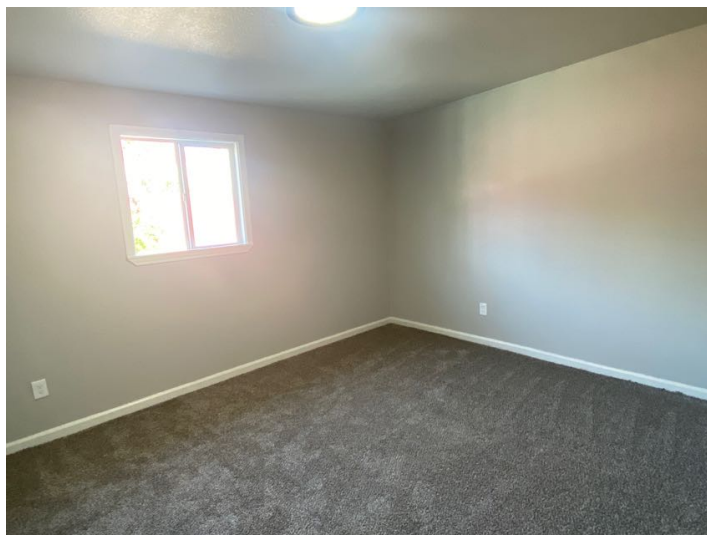
1. Locations

Locations: North

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Bedroom 3

1. Locations

Locations: North

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Bedroom 2

1. Locations

Locations: North

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Master Bedroom

1. Locations

Locations: South

2. Bedroom General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



Master Bathroom

1. Locations

Locations: East

2. Bathroom Configuration

Materials: This bathroom contained a sink in a cabinet, a toilet and a shower.

3. Bathroom General Condition

Observations:

- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



4. Shower Condition

Observations:

- Shower pan did not hold water and appeared to be leaking. See Hexapod report for further explanation. We suggest further investigation and re[pairs] as needed.



Bathroom 2

1. Locations

Locations: South

2. Bathroom Configuration

Materials: This bathroom contained a sink, a toilet and a tub with a shower.

3. Bathroom General Condition


Observations:

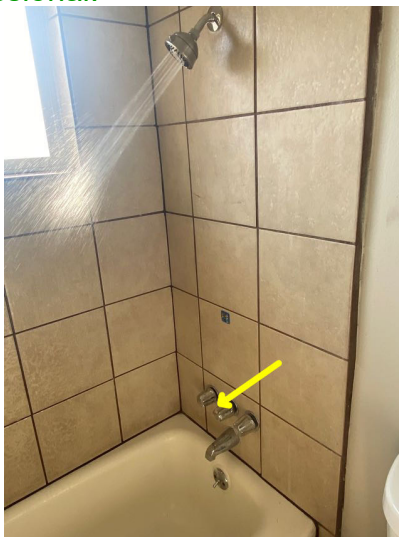
- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



4. Shower Condition

Observations:

-  The diverter valve leaking through. (The diverter valve directs the water flow from the tub faucet to the shower head). We suggest further investigation and repairs as needed by qualified professional.



Laundry Room

1. Locations

Locations: Garage

2. Laundry Room General Condition

Observations:

- This room appeared to be in serviceable condition at the time of the inspection.



3. Electrical

Observations:

- 220 Volt outlet present.



4. Gas Valves

Observations:

- Gas line not present.

Smoke Detectors

1. Smoke detector Condition

Observations:

- Most smoke detectors tested fine. We suggest replacement of batteries now and every year to insure indication if smoke is present.

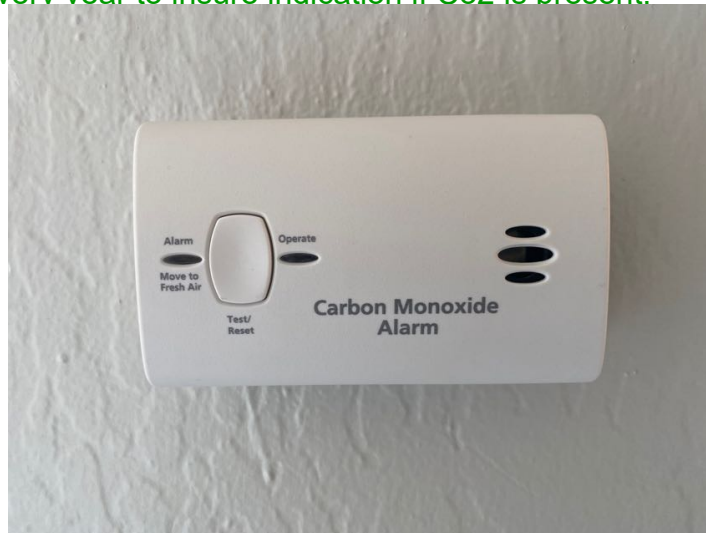


Carbon Monoxide Detector

1. Carbon Monoxide Detector Condition

Observations:

- Carbon Monoxide Detector(s) tested fine at time of inspection. We suggest replacement of batteries now and every year to insure indication if Co2 is present.



Garage

1. Garage Description

Observations:

- The home had a two car attached garage.

2. Fire Door

Observations:

- Fire door appeared to be in serviceable condition at time of inspection.



3. Light Fixture Condition

Observations:

- A ceiling light in this area did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrician.

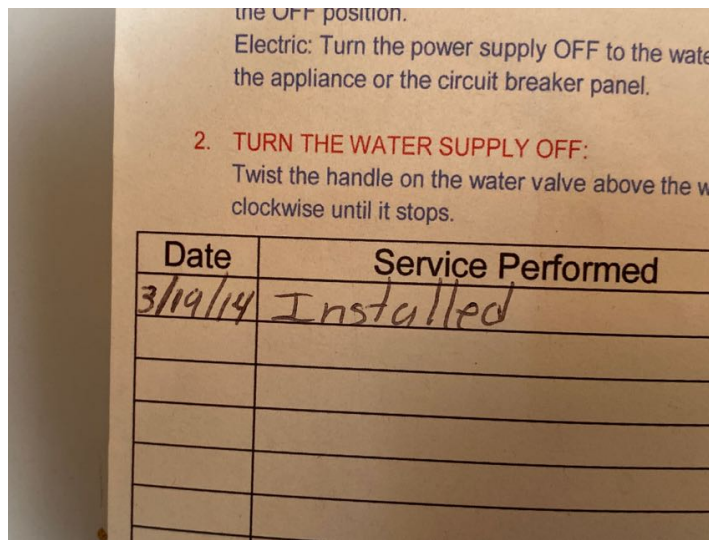
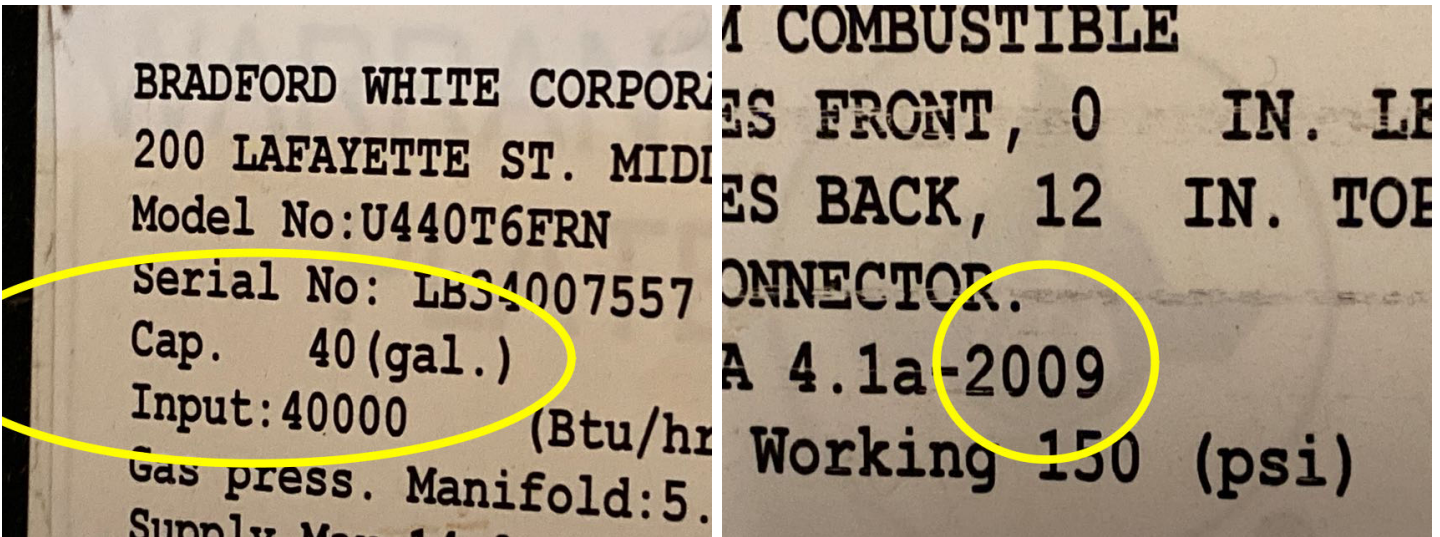


Water Heater

1. Description

Observations:

- The home was equipped with a 40 gallon gas water heater manufactured in approximately 2009. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.



2. TPRV

Observations:

- The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).



3. Strapping

Observations:

- The water heater appeared to be satisfactory Seismic restraint strapped at time of inspection.



Electrical

1. Electrical Panel Condition

Observations:

- Electrical meter located on North wall of structure.

Observations:


- The dead front cover of the main electrical service panel was missing mounting screw and was not held securely closed. We suggest further investigation and repairs as needed.





2. Main Amp Breaker

Observations:

-  The manufacturer's label was missing from the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular panel.

- The main electrical service panel label contained a 50 amps. A 50 amp service is considered obsolete by modern standards and for safety reasons the Inspector recommends that you consult with a qualified electrician to discuss options and prices for upgrading the electrical service.



50 amp breaker installed

3. Breakers in off position

Observations:

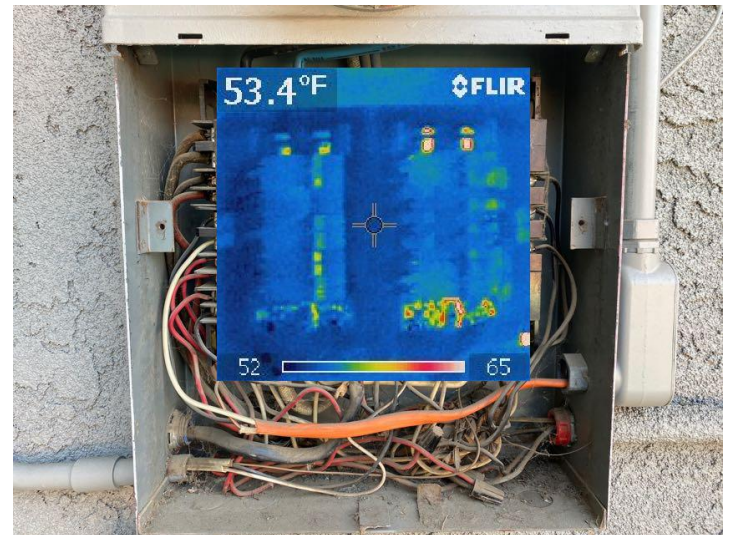
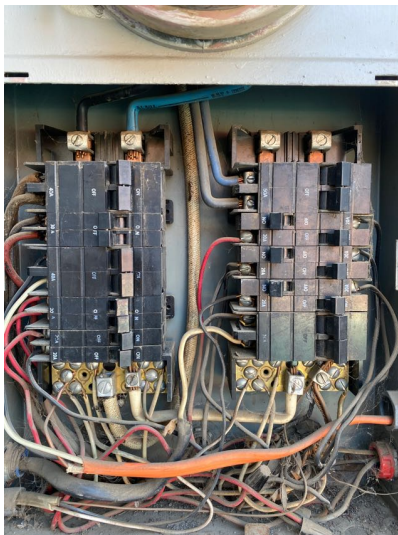
- 30 amp breaker for stove was in the off position at time of inspection.



4. Breakers

Observations:

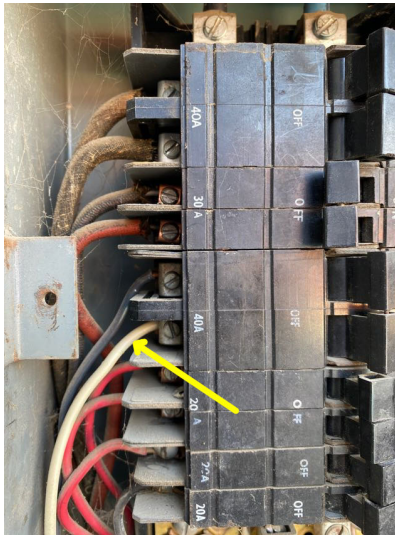
- Circuit breakers in the electrical service panel appeared to be in serviceable condition.
- Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection.
- The red/yellow areas seen in photo are from bright metals reflecting and a normally loaded circuit. These are not abnormal hot spots.



5. Branch Wiring

Observations:

- All branch wiring appeared to be in serviceable condition at time of inspection.
- White wire observe landed on 40 amp breaker at the top of the panel. The white wires normally used in a neutral circuit, not attached to the powered side as installed. We suggest properly mark in this wire to avoid possible confusion in the future.



Foundation

1. Crawl Space Moisture Intrusion

Observations:

- Discoloration appeared to be a fungi growth due to past water standing in crawl area resulting in growth. We do not know type of fungi without lab tests. 1CallDone is a certified sampler extractor to send to lab for detailed results and recommendations if desired. (photos failed in equipment)



2. Post and Girders

Observations:

- Posts to concrete footing. Floor framing visible in the crawlspace was supported around the foundation perimeter by posts which rested upon the poured concrete foundation footing.



3. Foundation Plumbing

Observations:

- Drain, waste and/or vent pipes visibly leaking in the crawlspace. Locations are under master bath, hall bathroom and past leakage resulting in damage in kitchen sink area. We suggest further investigation and repairs as needed by a qualified professional.



Attic

1. Insulation Condition

Materials:

- The attic insulation appeared to be blown-in fiberglass. The R-value of this material is typically between 2.2 and 2.9 per inch of thickness.

Depth:

- Attic insulation thickness was approximately 10 to 12 inches. The modern recommended value is R-38.



2. Structure

Observations:

- Structure OK at time of inspection.



Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof.

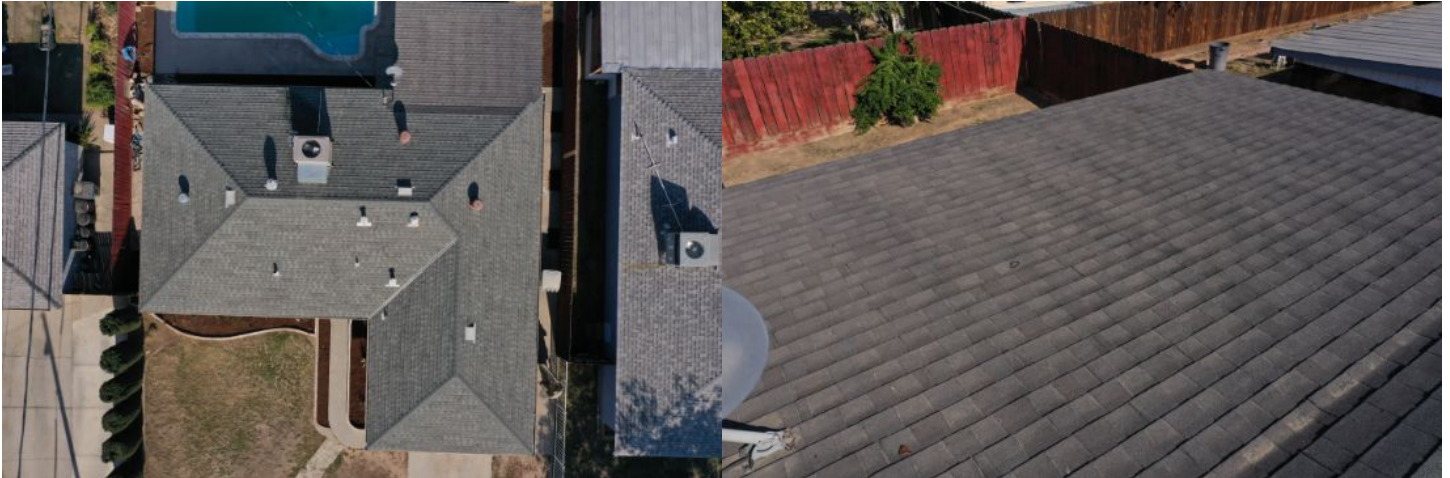
1. Roof Condition

Observations: The Inspector inspected the roof and its components from the ground and a drone.

Materials: The roof was covered with composition asphalt shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic coated mineral granules.

Observations:

- Asphalt composition shingles covering the roof of this home appeared to be in serviceable condition at the time of the inspection. Areas of concern are noted below.



2. Fascia and Trim Condition

Observations:

- Fascia and sheathing showed moderate deterioration requiring repair or replacement at locations listed by pictures. See Hexpod report for further explanation. We suggest further investigation and repairs as needed.



North East corner



3. Gutter

Observations:

- A downspout on south west corner of garage was missing at the time of the inspection. We suggest further investigation and repairs as needed by a qualified professional.
- Gutters on east area of garage vehicle door was loose from wall and should be refastened.



Southeast corner





Grounds

1. Walkway Condition

Observations:

- Settled areas and concrete walkway constitutes a trip hazard. We suggest further investigation and repairs needed by a qualified professional.



East walkway



2. Fence Condition

Materials: Wood

Observations:

- Some wood posts on the fence line examined during the inspection and listed by pictures were loose and needed maintenance or replacement.



Northwest corner

3. Gate Condition

Materials: Wood



Observations:

- Gates on east and west corner of property did not operate smoothly. Re-suggest further investigation and repairs as needed by a qualified professional.





Pool And Spa

1. Drowning Prevention Safety Features

Observations:

- The seven listed drowning prevention safety features are:
 - (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
 - (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
 - (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
 - (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
 - (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

2. Structure Condition

Materials: Plaster

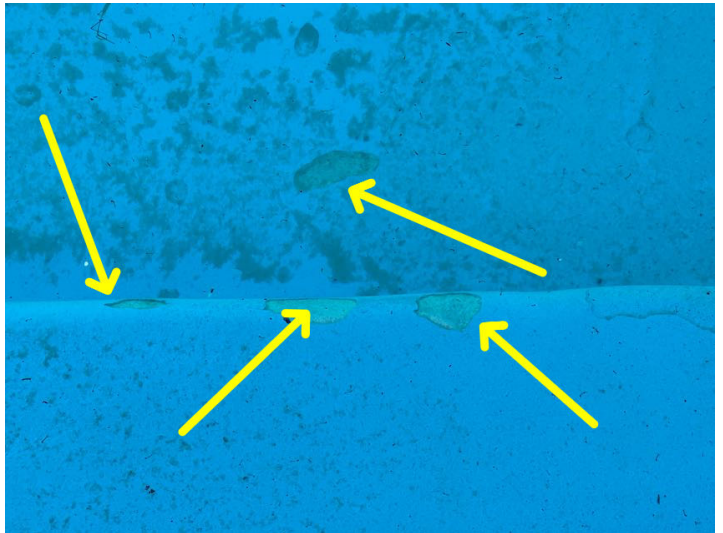


Observations:

- Structure appeared to be in serviceable condition at time of inspection however, pool was extremely dirty and surface not fully visible. We suggest further observation after cleaning is complete.

- Chips in paint observed on steps, however, limited in other areas due to build up of Reserview, making it not visible. We suggest further investigation with repairs as needed by qualified professionals.

How do



3. Lights

Observations:



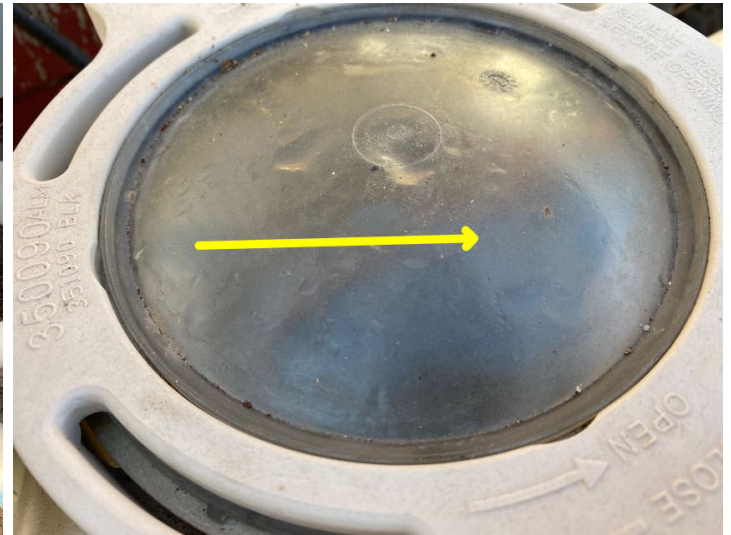
- Lights removed and did not operate at the time of inspection. We suggest consulting a qualified professional.



4. Pumps

Observations:

- When we arrived, the pump was on. As we approached the noisy operating pump, it appeared it was not fully priming water. Pool water appeared low. We turned unit off. We suggest further investigation with repairs as needed by a qualified professional.



Less than a quarter capacity of pipe

5. Filter

Observations:

- Filter appeared to be in satisfactory condition at time of inspection.



6. Electrical

Observations:

- Electrical system feeding pump area was in poor condition at time of inspection. Loose conduit and open to atmosphere cabling and broken weather resistant cover outlet to name a few. We suggest further investigation with repairs as nearby, qualified professional.



Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Air Temperatures and Gradient

Observations:

- The differences in air temperature measured at supply and return registers fell within the acceptable range of between 10 and 22 degrees Fahrenheit.



2. A/C Cabinet Location

Observations:

- The air-conditioner compressor housing was located on the roof of the home to the North. We could not safely approach the unit.



3. Whole House Fan Condition

Observations:

- The whole-house responded to the switch in a satisfactory manner at the time of the inspection.



4. Air Filter Condition

Observations:

- The air filter was missing and in need of replacement at the time of the inspection. Air filters should be installed changed monthly while the air-conditioning system is in operation to keep efficiencies up and breakdowns minimized.



Heat

1. Heater Location

Location: The heating unit was located on the roof of the home to the North.

2. Heater Operation

Observations:

- Heater operated OK at time of inspection.

3. Heater Condition

Observations:

- The heater cabinet exterior appeared to be in serviceable condition at the time of the inspection.

