



Property Inspection Report

1234 W Midvalley Ave, Visalia, CA, 93277

Inspection Prepared For: Satisfied Client

Agent: Taylor Meyer

Inspector: Jonathan Meeker

Date of Inspection: 5/12/2022

**Termite Inspection
90 Day Warrenty**

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







**Home Owners Resource
Mold Safe
Sewer Guard**










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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"> • Anti-tip bracket installation is missing from range. See manual or label inside oven door for information. All free-standing, slide-in ranges installation should include an anti-tip device which is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Brackets are carried by home building centers. |
|  | Page 8 Item: 7 | Light Fixture Condition | <ul style="list-style-type: none"> • A ceiling light in this room did not operate at time of inspection. 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 professional. |
| Hallway | | | |
|  | Page 11 Item: 2 | Light Fixture Condition | <ul style="list-style-type: none"> • 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 professional. |
| Bedroom 2 | | | |
|  | Page 12 Item: 3 | Outlet Condition | <ul style="list-style-type: none"> • Loose outlet on the north wall in this room when tested turn off ceiling fan light. We suggest further investigation and repairs as needed by a qualified professional. |
|  | Page 12 Item: 4 | Ceiling Fan Condition | <ul style="list-style-type: none"> • A ceiling fan in this area wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction. |
| Master Bathroom | | | |
|  | Page 15 Item: 4 | Light Fixture Condition | <ul style="list-style-type: none"> • A ceiling light in this 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 professional. |

| Carbon Monoxide Detector | | | |
|---|-----------------|------------------------------------|--|
|  | Page 19 Item: 1 | Carbon Monoxide Detector Condition | <ul style="list-style-type: none"> No Carbon Monoxide (CO) Detector installed that we could see, the detectors may be built in with the smoke detectors. This is a safety issue, we suggest consulting qualified professional. |
| Exterior Areas | | | |
|  | Page 21 Item: 2 | Exterior Electrical | <ul style="list-style-type: none"> Unprofessional wiring noted on back patio area. Power was taken from inside light switch and ran through improper conduit. Wiring was capped off at bottom of conduit. We suggest further investigation repairs as needed by a qualified professional. |
|  | Page 22 Item: 3 | Lighting | <ul style="list-style-type: none"> Exterior light on locations listed by pictures did not operate. This condition can be caused by daylight sensors, burned out or missing bulbs. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrician. |
| Foundation | | | |
|  | Page 27 Item: 4 | Ducting | <ul style="list-style-type: none"> Ducts were not properly supported at the time of the inspection. We suggest further investigation and repairs as needed. |
|  | Page 28 Item: 5 | Foundation Plumbing | <ul style="list-style-type: none"> Leaking water pipe was visible in the crawlspace at the time of the inspection. We suggest further investigation and repairs as needed. Poorly supported pipes for A/C visible in the crawlspace were poorly supported. This condition should be corrected to avoid possible future leakage. |
| Grounds | | | |
|  | Page 30 Item: 1 | Walkway Condition | <ul style="list-style-type: none"> Gas meter is situated on walkway area and constitutes a trip hazard. It should be repiped to clear walkway area. We suggest further investigation and repairs as needed by a qualified professional. |
|  | Page 30 Item: 2 | Plumbing | <ul style="list-style-type: none"> Sinkhole noted on south side of air conditioning condensing unit. This may be due to leaking underground piping going to hose bib stand pipe in south west corner of yard. We suggest further investigation and repairs as needed by a qualified professional. |
|  | Page 30 Item: 3 | Stairs & Handrail Condition | <ul style="list-style-type: none"> Sharp edges noted on front patio aluminum stair railings. We suggest caps be installed to prevent injury. Back entrance step was loose. We suggest further investigation and repairs as needed by a qualified professional. |
| Cooling | | | |
|  | Page 33 Item: 4 | Swamp Cooler Condition | <ul style="list-style-type: none"> Wooden post holding swamp cooler chassis is inadequate for proper support. We suggest further investigation and repairs as needed by a qualified professional. |

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

Materials:

- The range was gas-fueled.

Observations:

- The gas range fully functioned at the time of the inspection using normal operating controls.

- Anti-tip bracket installation is missing from range. See manual or label inside oven door for information.

All free-standing, slide-in ranges installation should include an anti-tip device which is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

Brackets are carried by home building centers.



3. Exhaust Vent Condition



4. Dishwasher

Observations:

- Dishwasher was operated through a partial cycle and appeared serviceable at time of inspection.



5. Garbage Disposal

Observations:

- Garbage disposal operated fine at time of inspection.



6. Refrigerator Condition

Observations:



- Refrigerator was not plugged in at the time of inspection. We suggest further investigation and repairs as needed by a qualified professional.



7. Light Fixture Condition

Observations:

- A ceiling light in this room did not operate at time of inspection . 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 professional.



8. Ceiling Damage

Observations:

- Patching in this room where a ceiling fixture had been removed was poorly executed and easily recognized.



Dining Room

1. Locations

Locations:

- South

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: West

2. Living Room General Condition

Observations:

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



Family Room

1. Locations

Locations: West

2. Family Room General Condition

Observations:

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



Hallway

1. Hallway General Condition

Observations:

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

2. Light Fixture Condition

Observations:

- 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 professional.



Bedroom 2

1. Locations

Locations: West

2. Bedroom General Condition

Observations:

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



3. Outlet Condition

Observations:

- Loose outlet on the north wall in this room when tested turn off ceiling fan light. We suggest further investigation and repairs as needed by a qualified professional.



North wall

4. Ceiling Fan Condition

Observations:

- A ceiling fan in this area wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction.



5. Interior Door Condition

Observations:

- Interior door missing at the time of inspection. We suggest further investigation and repairs as needed by a qualified professional.



Master Bedroom

1. Locations

Locations: North

2. Bedroom General Condition

Observations:

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



3. Window Condition

Observations:



- Window latch broken

A window latch missing. The bedroom had inoperable hardware. We suggest further investigation and repairs as needed by a qualified professional.



4. Ceiling Damage

Observations:

- Ceiling is sagging in this room. We suggest monitoring with further investigation and repairs as needed by qualified professional if changes occur.



5. Interior Door Condition

Observations:

- Door missing in this room at the time of inspection. We suggest further investigation and repairs as needed by a qualified professional.





Master Bathroom

1. Locations

Locations: West

2. Bathroom Configuration

Materials: This bathroom contained two sinks in a cabinet, a toilet, a tub 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. Light Fixture Condition

Observations:

- A ceiling light in this 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 professional.



Bathroom 2

1. Locations

Locations: East

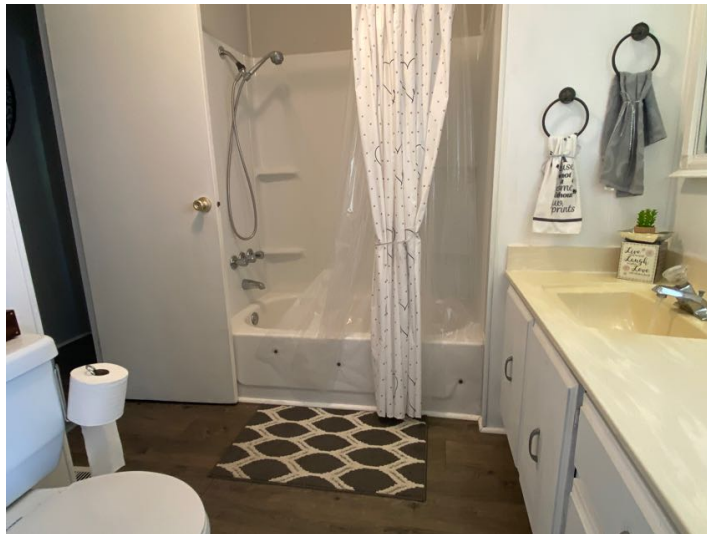
2. Bathroom Configuration

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 serviceable condition at the time of the inspection.



Laundry Room

1. Locations

Locations: West

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 present.



5. Exterior Door Condition



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:

- No Carbon Monoxide (CO) Detector installed that we could see, the detectors may be built in with the smoke detectors. This is a safety issue, we suggest consulting qualified professional.

Water Heater

1. Location

Observations:

- Water heater is located in closet on outside north wall.

2. Water Heater Condition

Observations:

- The Water Heater appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below. Unit was installed in 2000.



3. TPRV

Observations:

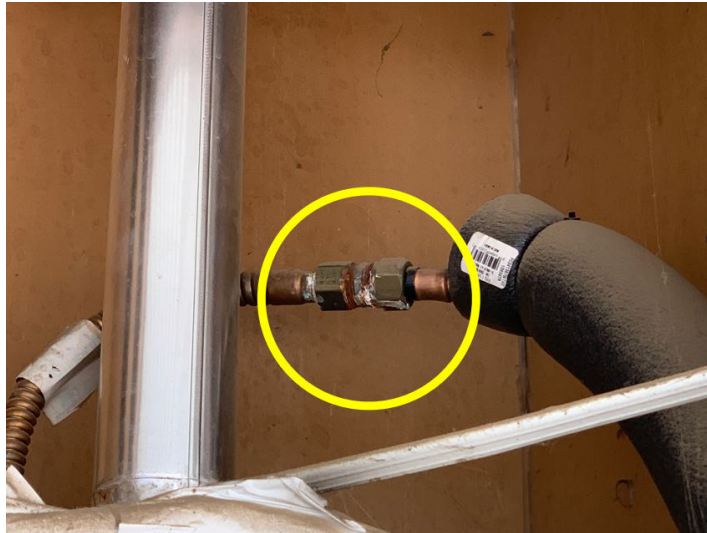
- The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).
- The termination point of the discharge pipe for the water heater pressure relief valve was not readily observable. The termination should be visible to help ensure that the termination is not discharging and never capped. The termination of the pipe should be an unthreaded end and visible. The 3/4" pipe should route any discharge to an air break on the floor or the home exterior so if the TPRV were to open it would be visible. The Inspector recommends correction by a qualified professional.



4. Plumbing

Observations:

- Minor leaks over time, compounded by mixing dissimilar metals without using dielectric couplings between metals. We suggest further investigation and repairs as needed by a qualified professional.



5. Strapping

Observations:

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



Exterior Areas

1. Siding Condition

Observations:

- Corner siding pieces were loose and require reattachment. We suggest further investigation and repairs as needed by a qualified professional.



2. Exterior Electrical

Observations:

- Unprofessional wiring noted on back patio area. Power was taken from inside light switch and ran through improper conduit. Wiring was capped off at bottom of conduit. We suggest further investigation repairs as needed by a qualified professional.



3. Lighting

Observations:

- Exterior light on locations listed by pictures did not operate. This condition can be caused by daylight sensors, burned out or missing bulbs. You should re-test any inoperable light fixtures after replacing the bulbs. If after bulb replacement the lights still fail to respond to the switch, consider evaluation by a qualified electrician.



Back entrance door

4. Plumbing Observations

Observations:

- Plumbing utility closet on south side of structure has damaged floor and water staining on lower walls. Staining was also noted around sanitary drain vent going through ceiling. This condition may have been caused by past roof leakage. New roof has been installed.
- Disconnected/broken **PVC** line noted leading from plumbing takeoff.
- Faucet stand pipe at South west corner of yard should be reinforced with a post to prevent damage to piping.



Electrical

1. Electrical Panel Condition

Observations:

- Electrical meter located on North wall of structure.



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.



Main service disconnect was rated at 100 amps

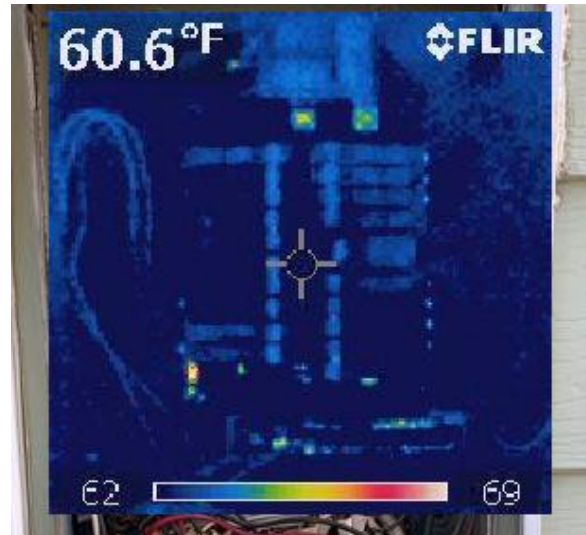
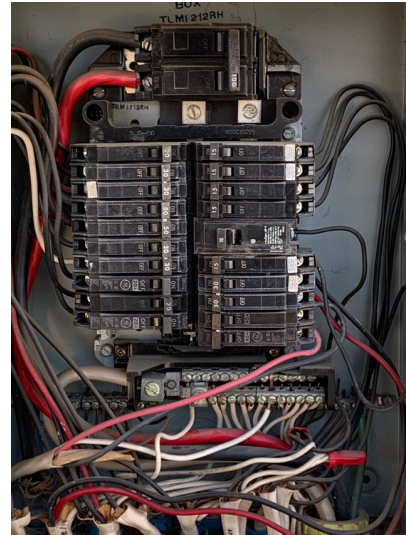
3. Breakers

Observations:

- The label to identify individual circuits at the main electrical service panel was not fully present. The service panel should contain a clearly marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a circuit label be installed.

Observations:

- Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection.

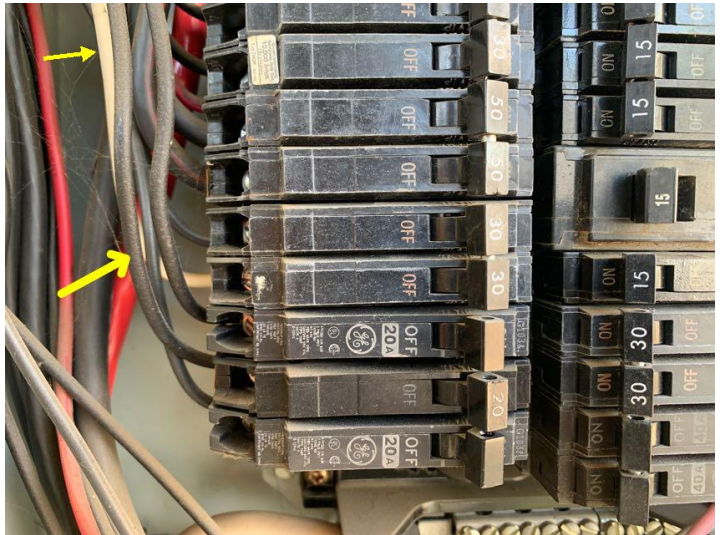
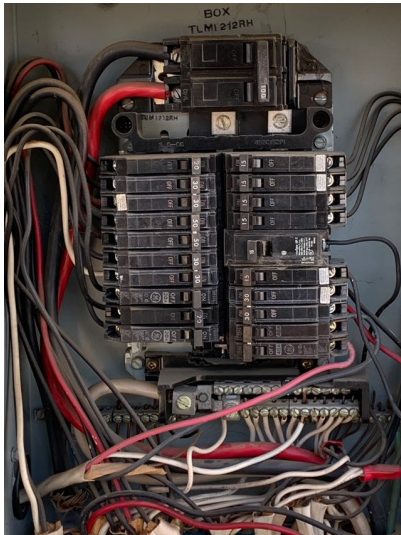


4. Branch Wiring

Observations:



- All branch wiring appeared to be in serviceable condition at time of inspection.
- Fourth breaker up on the right displayed at a white wire connected. White wires are used as a neutral circuit, not landed on the hot side as installed. We suggest properly marking this wire to avoid confusion in the future.



Foundation

1. Floor Structure

Observations:

- Floor structure sound at time of inspection.



2. Post and Girders

Observations:

- Metal support on pressure treated wood looks good.



3. Insulation

Observations:

- No insulation was installed in the crawlspace. The best approach to insulating crawlspaces has recently been the subject of controversy. It is generally agreed that an insulation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawlspace be insulated according to recommendations for the climate zone in which the home is located.

An excellent source for this type of information is the website of the Building Science Corporation: <http://www.buildingscience.com/search?SearchableText=climate+zones>



4. Ducting

Observations:

- Ducts were not properly supported at the time of the inspection. We suggest further investigation and repairs as needed.



5. Foundation Plumbing

Observations:

- Leaking water pipe was visible in the crawlspace at the time of the inspection. We suggest further investigation and repairs as needed.
- Poorly supported pipes for A/C visible in the crawlspace were poorly supported. This condition should be corrected to avoid possible future leakage.



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.



2. Gutter

Observations:

- A downspout on south side of structure was missing at the time of the inspection. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture near the foundation can result in structural failure due to foundation movement or moisture intrusion with the potential to cause structural damage from decay. Moisture intrusion can also cause the development of unhealthy conditions in indoor air related to microbial growth such as mold fungi. The Inspector recommends replacement of any missing downspouts to help protect the home structure and occupants. We suggest consulting a qualified professional.



Grounds

1. Walkway Condition

Observations:

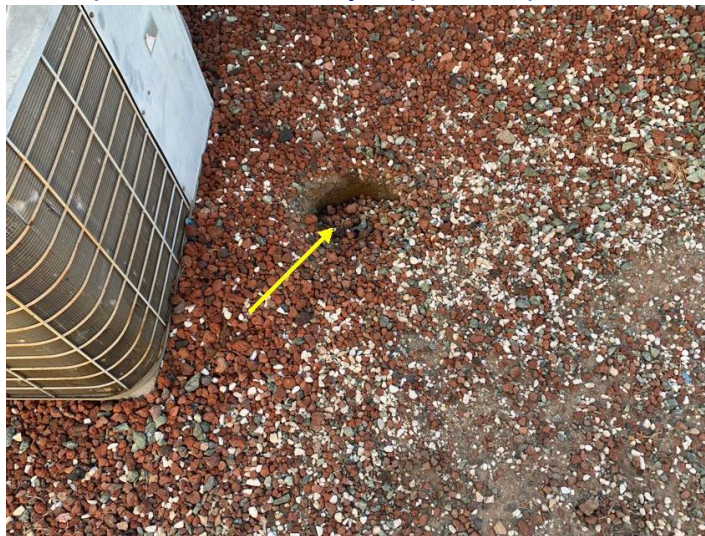
- Gas meter is situated on walkway area and constitutes a trip hazard. It should be repiped to clear walkway area. We suggest further investigation and repairs as needed by a qualified professional.



2. Plumbing

Observations:

- Sinkhole noted on south side of air conditioning condensing unit. This may be due to leaking underground piping going to hose bib stand pipe in south west corner of yard. We suggest further investigation and repairs as needed by a qualified professional.



3. Stairs & Handrail Condition

Observations:

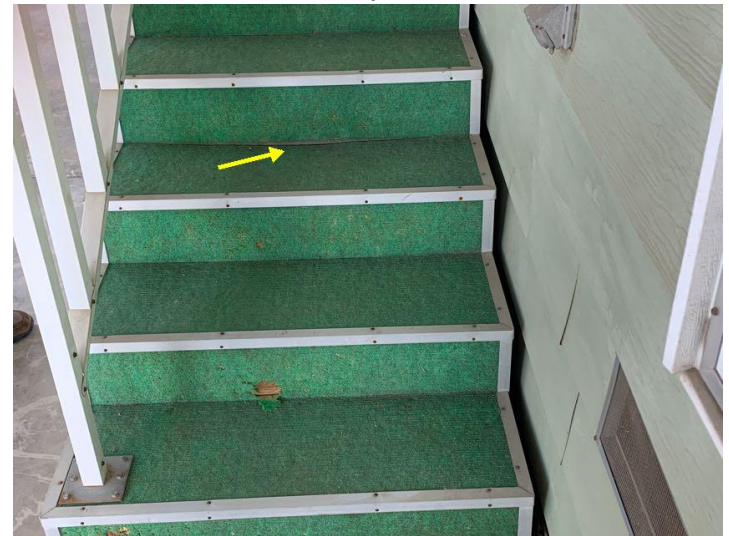
- Front patio step is not attached to structure.
- Sharp edges noted on front patio aluminum stair railings. We suggest caps be installed to prevent injury.
- Back entrance step was loose. We suggest further investigation and repairs as needed by a qualified professional.



Front porch



Back patio



Back entrance step

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:

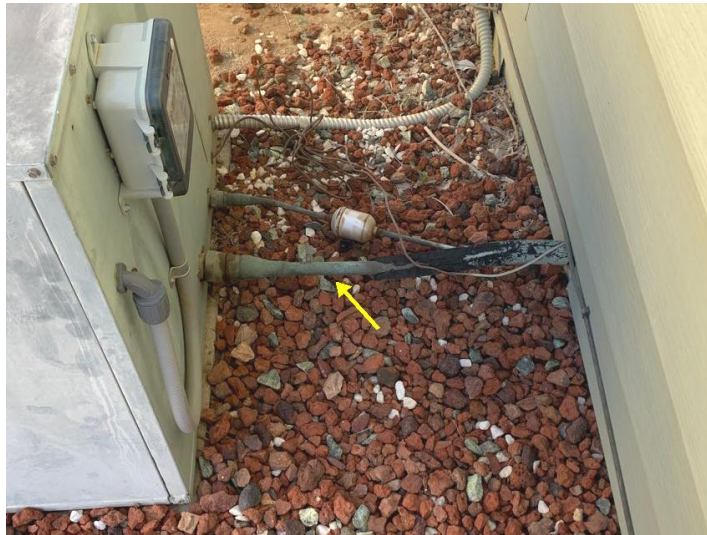
- The air-conditioner compressors housing was located at the East side of the home.



3. AC Refrigerant Lines Condotion

Observations:

-  Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced to ensure system efficiency.



4. Swamp Cooler Condition

Observations:

- Testing of Swamp coolers is not usually done at time of inspection due to system not being set up for proper operation.
- Wooden post holding swamp cooler chassis is inadequate for proper support. We suggest further investigation and repairs as needed by a qualified professional.



Heat

1. Heat System System Description

Materials: The home had a split heating systems. The system is a split system in which the cabinets housing the heating components are normally located in the structure.

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.



Photos



Going home

Glossary

| Term | Definition |
|------|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |