



# Property Inspection Report

*1234 Woodland Dr, Hanford, CA, 93230*

*Inspection Prepared For: Satisfied Client*

*Agent: Gina Patrick*

*Inspector: Jonathan Meeker*

*Date of Inspection: 4/14/2022*

**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 7 Item: 5	Outlet Condition	<ul style="list-style-type: none"> <li>All three prong electrical outlets in this room has an open ground. This outlet should be corrected by qualified professional.</li> </ul>
Living Room			
	Page 9 Item: 3	Outlet Condition	<ul style="list-style-type: none"> <li>All three prong electrical outlets in this room had an open ground. This outlet should be corrected by qualified professional.</li> </ul>
Family Room			
	Page 10 Item: 3	Outlet Condition	<ul style="list-style-type: none"> <li>A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified electrician.</li> </ul>
Bedroom 3			
	Page 12 Item: 3	Outlet Condition	<ul style="list-style-type: none"> <li>A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.</li> </ul>
Bedroom 2			
	Page 13 Item: 3	Outlet Condition	<ul style="list-style-type: none"> <li>A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.</li> </ul>
Master Bathroom			
	Page 15 Item: 4	Outlet Condition	<ul style="list-style-type: none"> <li>A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.</li> </ul>
	Page 15 Item: 5	GFI Outlet Condition	<ul style="list-style-type: none"> <li>A Ground Fault Interrupter (GFI) electrical outlet in this room displayed an open ground and did not respond to the test button. The Inspector recommends further investigation and repairs as needed by a qualified professional.</li> </ul>
Laundry Room			
	Page 18 Item: 4	Dryer Vent	<ul style="list-style-type: none"> <li>Exhaust line was kinked and bent in different locations. This could resist and collect lint attempting to be discharged. Blockage of dryer vent may reduce efficiency of unit and may be a cause for fire. We suggest straighten a line out and ensuring cleanliness within.</li> <li>Dryer vent exhaust flaps were missing at time of inspection. The sleeves area open to atmosphere pest and rodents. We suggest repair.</li> </ul>
Smoke Detectors			
	Page 19 Item: 1	Smoke detector Condition	<ul style="list-style-type: none"> <li>There were no smoke detectors mounted in the bedrooms in this structure. We strongly suggest installation of smoke detectors. This is a safety issue.</li> </ul>

Carbon Monoxide Detector			
	Page 19 Item: 1	Carbon Monoxide Detector Condition	• Carbon Monoxide Detector was inoperable at time of inspection. We suggest prompt repairs.
Water Heater			
	Page 20 Item: 3	TPRV	• The pressure relief valve was leaking at the time of the inspection and should be replaced.
Exterior Areas			
	Page 22 Item: 2	Wood Damage Observed	• Dryrot observed at locations listed by pictures. We suggest further investigation and repairs as needed.
	Page 22 Item: 3	Exterior Electrical	• Open conduit observed on South East corner of structure. We suggest further investigation and repairs as needed by a qualified professional.
Roof			
	Page 27 Item: 2	Facia and Trim Condition	• Fascia at the locations listed by pictures had moisture damage visible. Please refer to Hexapod report for further details and exact locations.
	Page 28 Item: 3	Gutter	• One or more gutter sections needed to be re-connected in order to properly control roof run-off. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. We suggest consulting a qualified professional.
Grounds			
	Page 29 Item: 2	Grading	• The home had areas of neutral or negative drainage at grade on the South East side and at the North side of home which will route runoff from precipitation to the foundation.
Cooling			
	Page 30 Item: 2	Air Filter Condition	• The air filter was dirty and needed replacement at the time of the inspection. Air filters should be changed monthly while the air-conditioning system is in operation.

# 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 electric.

Observations:

- The electric range responded to all controls and appeared to be in serviceable condition at the time of the inspection.



## 3. Garbage Disposal

Observations:

- Garbage disposal operated fine at time of inspection.



#### 4. Refrigerator Condition

Observations:

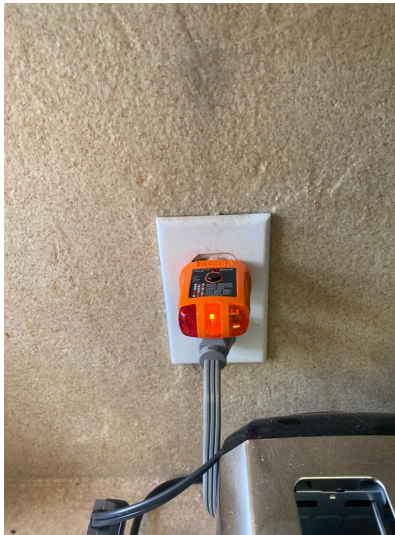
- Refrigerator condition and operations was satisfactory at the time of inspection.



#### 5. Outlet Condition

Observations:

- All three prong electrical outlets in this room has an open ground. This outlet should be corrected by qualified professional.



## 6. GFI Outlet Condition

### Observations:

- No Ground Fault Interrupter (GFI) protection was provided for this rooms electrical outlets located within six feet of a plumbing fixture. Although this may not have been required at the time the home was built, The Inspector recommends installation of ground fault circuit GFI protection as a safety precaution.



South wall

## 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: East

### 2. Living Room 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:

- All three prong electrical outlets in this room had an open ground. This outlet should be corrected by qualified professional.





## Family Room

### 1. Locations

Locations: North West

### 2. Family Room 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:

-  A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified electrician.



East wall

#### 4. Floor Condition

##### Observations:



- Flooring displayed moisture damage at the time of the inspection.



### Bedroom 3

#### 1. Locations

Locations: East

#### 2. Bedroom General Condition

##### Observations:

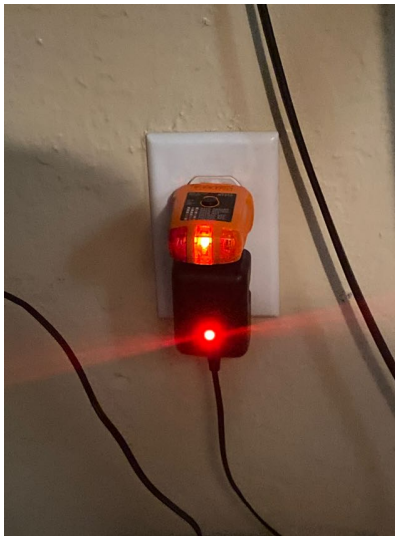
- This room appeared to be in serviceable condition at the time of the inspection.



### 3. Outlet Condition

#### Observations:

- A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.



East wall

## Bedroom 2

### 1. Locations

Locations: West

### 2. Bedroom General Condition

#### Observations:

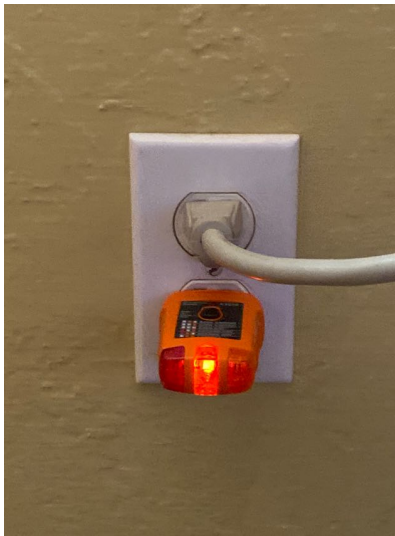
- This room appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed below.



### 3. Outlet Condition

#### Observations:

- A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.



West wall

## Master Bedroom

### 1. Locations

Locations: South

### 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:



- Could not check outlets in this room due to placement of occupants furniture.

## Master Bathroom

### 1. Locations

Locations: West

### 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. Outlet Condition

Observations:

- A three prong electrical outlet in this room had an open ground. This outlet should be corrected by qualified professional.



East wall

#### 5. GFI Outlet Condition

Observations:

- A Ground Fault Interrupter (GFI) electrical outlet in this room displayed an open ground and did not respond to the test button. The Inspector recommends further investigation and repairs as needed by a qualified professional.



East wall

#### 6. Toilet Condition

Observations:

- The toilet was loose at the floor and should be re-attached by a qualified professional.



## Bathroom 2

### 1. Locations

Locations: West

### 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. Toilet Condition

Observations:

- The toilet was loose at the floor and should be re-attached by a qualified plumber.



## Laundry Room

### 1. Laundry Room 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. Electrical

Observations:

- 220 Volt outlet present.





### 3. Gas Valves

Observations:

- Gas line was not present.

### 4. Dryer Vent

Observations:

- Exhaust line was kinked and bent in different locations. This could resist and collect lint attempting to be discharged. Blockage of dryer vent may reduce efficiency of unit and may be a cause for fire. We suggest straighten a line out and ensuring cleanliness within.
- Dryer vent exhaust flaps were missing at time of inspection. The sleeves area open to atmosphere pest and rodents. We suggest repair.





## Smoke Detectors

### 1. Smoke detector Condition

Observations:

- There were no smoke detectors mounted in the bedrooms in this structure. We strongly suggest installation of smoke detectors. This is a safety issue.

## Carbon Monoxide Detector

### 1. Carbon Monoxide Detector Condition

Observations:

- Carbon Monoxide Detector was inoperable at time of inspection. We suggest prompt repairs.



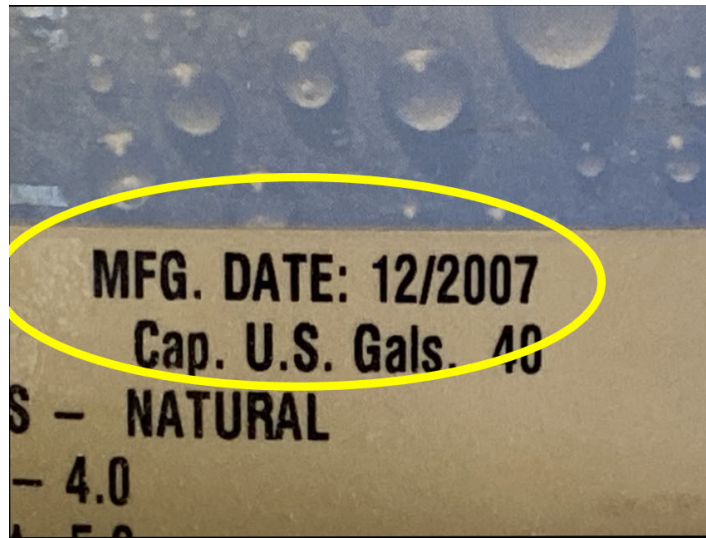
# Water Heater

## 1. Description

### Observations:

- The home was equipped with an hot water heater Manufactured in 2007. 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.

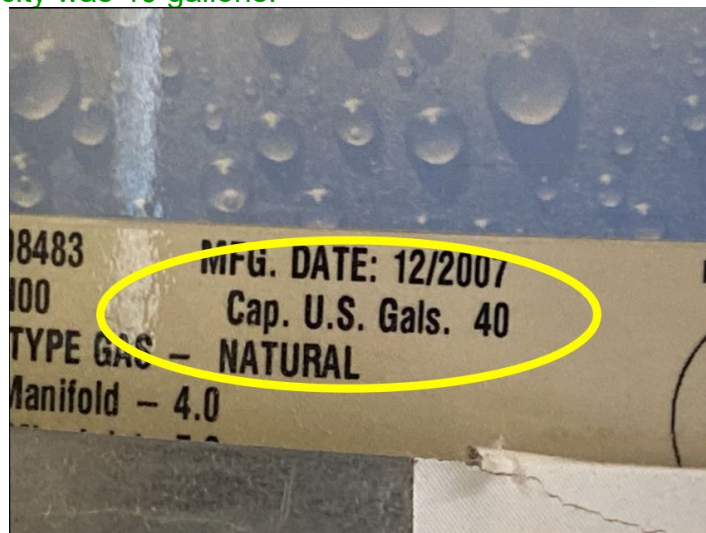
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.



## 2. Number Of Gallons


### Observations:

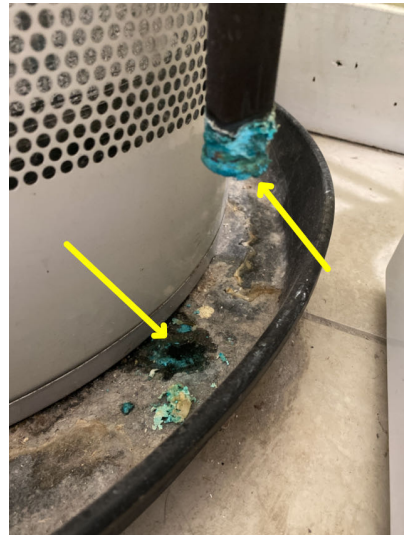
- Water heater capacity was 40 gallons.



## 3. TPRV

### Observations:

-  The water heater is equipped with a Temperature Pressure Relief Valve (TPRV).
- The pressure relief valve was leaking at the time of the inspection and should be replaced.



#### 4. Strapping

Observations:

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



## Exterior Areas

#### 1. Stucco

Observations:

- Exterior walls of the home were covered with stucco. Repairs noted on South East corner of structure.



West side of structure

## 2. Wood Damage Observed

Observations:

- Dryrot observed at locations listed by pictures. We suggest further investigation and repairs as needed.



Northside of structure

## 3. Exterior Electrical

Observations:

- Open conduit observed on South East corner of structure. We suggest further investigation and repairs as needed by a qualified professional.



## Electrical

### 1. Cable Feeds

#### Observations:

- The overhead service drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified professional only. Injury or death may result from attempts at correction by those without proper qualifications.



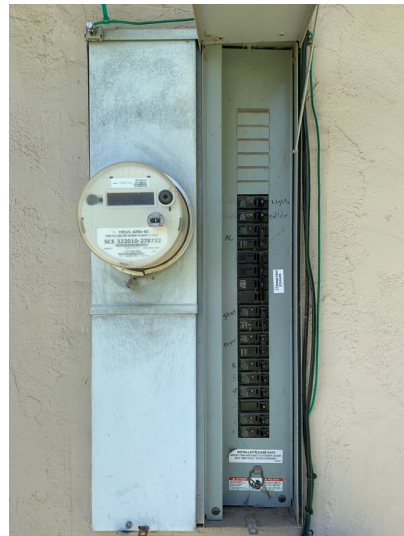
## 2. Electrical Panel Condition

### Observations:

- All components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



## 3. 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.

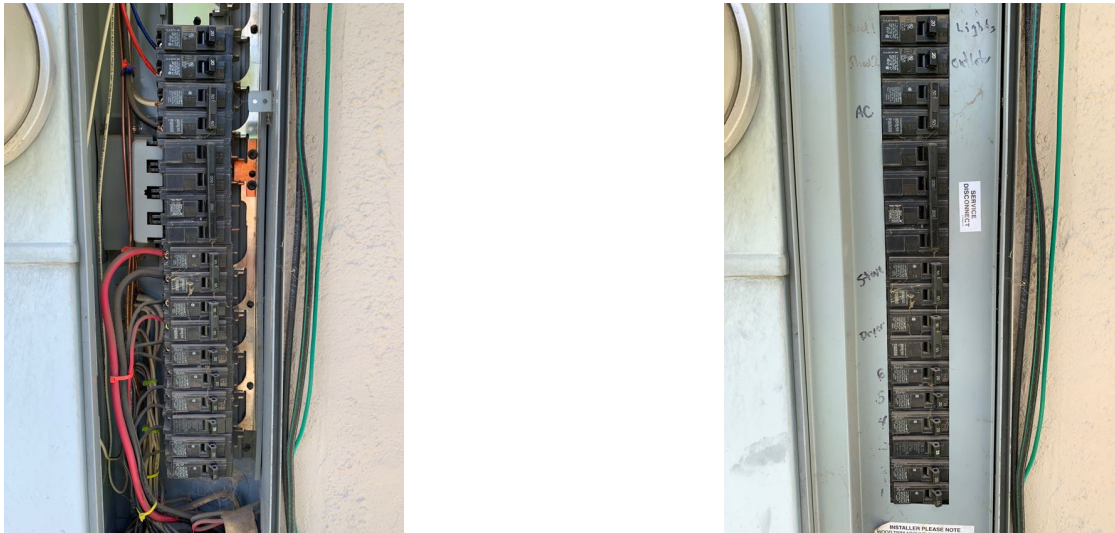


Main service disconnect is ready to 200 amps

#### 4. Breakers

##### Observations:

- The label identifying individual circuits at the main electrical service panel was almost illegible as it was written with a pencil. 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.

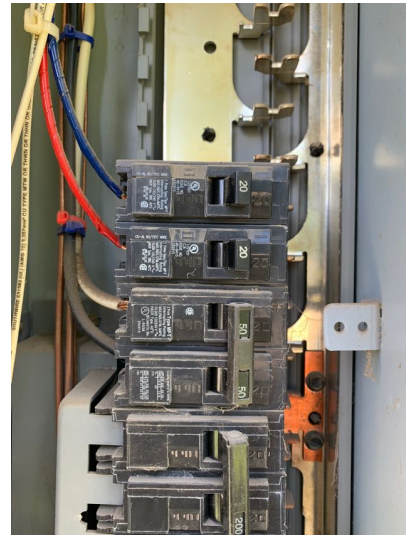
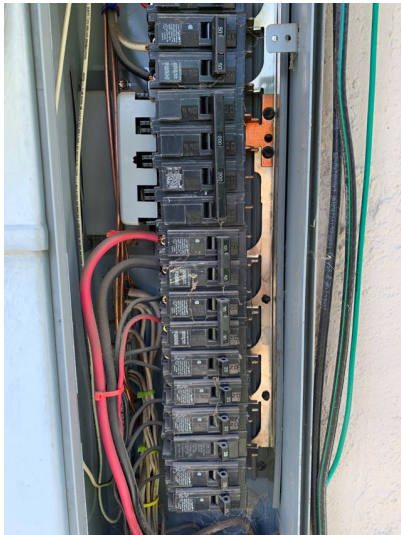


#### 5. Branch Wiring

##### Observations:

- All branch wiring appeared to be in serviceable condition at time of inspection.
- White wire observe landed on 50 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.





## Attic

### 1. Insulation Condition

#### Materials:

- The attic insulation appeared to be blown in cotton. The R-value of this material is typically between 3.0 and 3.4 per inch of thickness.

#### Depth:

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

#### Observations:

- Insulation good condition at the time of inspection.



### 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.

### 2. Facia and Trim Condition

Observations:

- Fascia at the locations listed by pictures had moisture damage visible. Please refer to Hexapod report for further details and exact locations.



Northside of structure



Above front entry

### 3. Gutter

Observations:

- One or more gutter sections needed to be re-connected in order to properly control roof run-off. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants. We suggest consulting a qualified professional.



North center of structure



Above front entry



Southside of structure

## Grounds

### 1. Fence Condition

#### Observations:

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



North fence line

### 2. Grading

#### Observations:

- The home had areas of neutral or negative drainage at grade on the South East side and at the North side of home which will route runoff from precipitation to the foundation.



North East corner of structure

## 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. Air Filter Condition

Observations:

- The air filter was dirty and needed replacement at the time of the inspection. Air filters should be changed monthly while the air-conditioning system is in operation.



## Heat

### 1. Heater Operation

Observations:

- Heater operated OK at time of inspection.