

GREENS

Greens Building Inspection, LLC
Commercial & Residential

- Building
- Electrical
- Plumbing
- Mechanical



INSPECTION REPORT



Address: 559 East Avenue

Chico, CA

Main Entry Faces: North

Type of Bldg: Single family

Stories: One

Water Source: City

Sewage Disposal: City

Space Below Grade: None

Garage: None

Date of Inspection: January 16, 2026

Phone: (530) 895-3660

Email: greensinspections@gmail.com

GREENS

Greens Building Inspection, LLC
Commercial & Residential



S
A
T
I
S
F
A
C
T
O
R
Y

STRUCTURAL

1. FOUNDATION

Typical concrete perimeter and concrete slab foundation. No apparent problems in visible/accessible locations.

X

2. FLOOR

Typical raised floor system. No apparent problems in visible/accessible locations.

X

3. WALL

Typical stud construction. Gypsum board/wood interior, stucco/wood/vinyl siding/brick veneer exterior. See "Additional Comments" - wall.

4. CEILING

Wood/gypsum board over ceiling joist. No apparent problems.

X

5. ROOF

Composition shingle and TPO type roof covering over rafter roof system. No apparent structural problems in visible/accessible locations. See "Additional Comments" - roof.

6. ANCHORAGE

Portions of the building structure are secured to the foundation with anchor bolts.

X

7. OTHERS

The small cracks in portions of the foundation are commonly found in older homes due to normal curing/settling of the concrete and do not appear to have been caused by a structural problem.

ELECTRICAL

1. SERVICE

Overhead service. See "Additional Comments" - service entrance.

2. SERVICE PANEL AMP

No amp rating listed (service appears to be a 100-amp service).

3. GROUND (equip)

Method of grounding not visible for inspection.

4. 220 VOLT RECEPTACLES

One 220-volt receptacle in kitchen for stove.

X

GREENS

Greens Building Inspection, LLC
Commercial & Residential



S
A
T
I
S
F
A
C
T
O
R
Y

ELECTRICAL (Continued)

5. SWITCHES/RECEPTACLES

Switches* and receptacles* functioned properly at time of inspection.

See "Additional Comments" - receptacles and Note "a".

6. G.F.I. PROTECTION

GFI receptacles functioned properly at time of inspection*.

See "Additional Comments" - GFI.

7. SMOKE DETECTORS/CARBON MONOXIDE/ALARM SYSTEMS

Proper locations as per Uniform Building Code requirements*.

See "Additional Comments" - smoke detector and detector.

8. ATTIC VENTILATION

Natural draft. Adequate for proper attic venting.

9. OTHERS

POTABLE WATER SYSTEM

1. FIXTURES

Good to fair condition overall.

See "Additional Comments" - fixture.

2. WATER HEATER

Proper valves in proper locations as per Uniform Plumbing Code requirements. See "Additional Comments" - water heater, water heater vent, drain petcock & insulation blanket.

3. PIPING & FITTINGS (general condition)

Good to fair condition overall. No apparent leaks in visible/accessible piping*.

See Note "b" on "Additional Comments" page.

4. FLEX CONNECTIONS/VALVES

No apparent leaks in flex lines.

See "Additional Comments" - water valves.

5. OTHERS

GREENS

Greens Building Inspection, LLC
Commercial & Residential



S
A
T
I
S
F
A
C
T
O
R
Y

DRAINAGE, WASTE & VENT

1. PIPING & FITTINGS

Good to fair condition overall.

See "Additional Comments" - drainpipe and drain fitting.

2. DRAINAGE

See "Additional Comments" on drain slope requirements.

3. VENT TERMINATION

Adequate clearance above roof as per Uniform Plumbing Code requirements.

4. CLEANOUTS

Proper sizes in proper locations for time of construction.

5. OTHERS

FUEL GAS SYSTEM

1. GAS PIPING (general condition)

Good to fair condition overall. No apparent leaks in visible/accessible piping.

2. VALVES

Good to fair condition overall. No apparent leaks or problems*.

See "Additional Comments" - gas valve.

3. STOVE CONNECTION

No fuel gas stove connection. Stove is electric.

4. HEAT/A.C. CONNECTION

Fuel gas valve in proper location as per Uniform Plumbing Code requirements.

5. WATER HEATER CONNECTION

Fuel gas valve in proper location as per Uniform Plumbing Code requirements.

6. POOL OR SPA HEATER CONNECTION

N/A

7. OTHERS



HEATING & AIR CONDITIONING

1. TYPE

Newer (2016) large capacity gas fired forced air furnace functioned properly at time of inspection.

2. BTU RATING

Adequate for household heating demands as per Uniform Building Code requirements.

3. DISCONNECTS

Both fuel gas and electrical disconnects adjacent to furnace.

4. THERMOSTAT

Thermostat functioned properly at time of inspection.

5. VENT CLEARANCE

Adequate clearance to combustibles as per Uniform Mechanical Code requirements.

6. VENT TYPE

Single-wall metal vent. Adequate as per Uniform Mechanical Code requirements.

7. VENT TERMINATIONS

Adequate termination as per Uniform Mechanical Code requirements.

8. COMBUSTION AIR OPENINGS

More than adequate combustion air due to location of furnace (exterior).

9. DUCT TYPE

Factory wrapped and insulated metal air handling ducts.

See "Additional Comments" - duct.

10. FIREPLACE (type)

Masonry brick fireplace currently not in use*.

See Note "c" on "Additional Comments" page.

11. FIREPLACE \ WOODSTOVE (clearance)

Adequate clearance to combustibles as per Uniform Mechanical Code requirements.

12. OTHERS

Newer (2016) air conditioning unit functioned properly at time of inspection.

GREENS

Greens Building Inspection, LLC
Commercial & Residential



S
A
T
I
S
F
A
C
T
O
R
Y

SOLAR SYSTEMS (energy conservation)

1. GLAZING

Dual pane vinyl frame glazing. No apparent problems*.

See Note "d" on "Additional Comments" page.

2. WATER HEATING

No solar space or water heating system in or on structure.

3. INSULATION (type and R value)

Blown type in attic area. Approximately R-5 to R-30.

(Average depth approximately R-19 to R-22).

4. WEATHER STRIPPING

Adequate for local climatic conditions.

5. OTHERS

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

Upon inspection of this home, the following items were noted:

- 1) **Wall:** Portions of the vinyl type siding are loose/partially detached on the lower portion of the west wall adjacent the northwest corner of the home (cause unknown). The siding should be properly resecured to prevent possible further detachment (siding was still in place at time of inspection). **Note:** Small portions of the exterior vinyl siding/flashing are damaged/missing adjacent the window of the southwest bedroom (cause unknown – no bare wood exposed due to condition above). The small cracks in the mortar of the decorative brick veneer on the north side of the home are commonly found due to normal settling and do not appear to have been caused by a structural problem. One of the batten boards is partially detached from the wood siding on the north side of the home adjacent the main entry (below living room window) and should be resecured to prevent possible further detachment.
- 2) **Roof:** There are small cracks in some of the ridge cap shingles (common due to age and weather exposure). There are water stains visible from the attic area around some of the roof penetrations (possibly older stains – penetrations have been resealed). There is a water stain on the ceiling above the kitchen sink and small portions of the ceiling texture/paint are peeling/missing, indicating past water intrusion above this location (condition appears to have been caused by a past problem – shingles above this location are intact). **Note:** There were no apparent missing shingles or evidence of possible current leaks into the interior spaces except as mentioned above. If an opinion as to the condition/life of the roof covering and/or repair of the conditions mentioned above is desired, suggest contacting a licensed roof contractor.
- 3) **Service Entrance:** The outer insulation covering has deteriorated on portions of the overhead electrical service entrance conductors/wires adjacent the electrical mast (common due to age and weather exposure). These wires should be double-wrapped with approved electrical tape (or other approved insulating material) to maintain adequate protection of the energized conductors (energized portions exposed). **Note:** Suggest contacting PG&E to correct the conditions mentioned above.
- 4) **Receptacles:** Although not required at the original time of construction, when the ½-bath was remodeled, a receptacle was required to be installed in the bathroom (to meet

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

current bathroom receptacle requirements). The exterior receptacle on the south side of the home adjacent the rear-entry door has a cover plate approved for interior use only. An exterior type cover plate or adequate weather protection is required. A portion of the metal cover plate is missing from the floor-mount receptacle in the living room (no energized portions exposed). The accessible 3-prong grounding type receptacles in the following locations lack effective grounds (cause unknown – possible loose ground wire connection): exterior receptacle on south side of home adjacent rear-entry door, receptacle in the west wall of the laundry area (right of two receptacles), floor-mount receptacle in the living room, north wall of living room (left of fireplace), west wall of living room, east wall of southeast room/playroom off laundry area, southwest bedroom and northwest bedroom. **Note:** The ungrounded locations mentioned above may have originally been 2-prong (ungrounded) receptacles that were replaced with a 3-prong type for convenience.

- 5) **GFI:** The GFI (ground fault interrupter) receptacle in the laundry area does not function properly (device won't "trip" when tested). The GFI receptacle in the south wall of the kitchen (right of sink) is wired in reverse and has "reverse polarity". This device must be properly wired to ensure proper operation (device currently won't "trip" due to reverse wiring – correct wiring of device should correct this condition). The GFI receptacles inside the closet of the northeast garage room/bedroom conversion and south wall of the kitchen (left of two GFI receptacles) lack effective grounds (cause unknown – possible loose ground wire connection). **Note:** The ungrounded GFI receptacles mentioned above did "trip" properly when manually tested.
- 6) **Smoke Detector:** All of the battery-powered smoke detectors throughout the home are currently nonfunctional (cause unknown – possible faulty batteries). The battery is missing or has not yet been reinstalled in the smoke detector serving the southeast room/playroom. **Note:** If the southeast room/playroom is not to be used for sleeping purposes, a functional smoke detector will not be required for this location.
- 7) **Detector:** Although not required at the original time of construction, as of July 1st of 2011, a carbon monoxide detector is required to be installed to meet State requirements. **Note:** Although not Code-specific, installation at knee height is generally recommended unless a specific location is stated by the manufacturer's listing.

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

- 8) **Wire Splice:** There are a couple wire splices in the Romex type electrical wiring in the southeast portion of the underfloor area that are required to be made in electrical boxes or fittings with cover plates attached (splices have been taped – no energized portions exposed). **Note:** There are additional wire splices in an older deenergized non-metallic-sheathed electrical wire in the southeast portion of the underfloor area. If this wire is returned to service, the wire splices will be required to be made in electrical boxes or fittings as mentioned above.
- 9) **Wire Protection:** There is an older 220-volt non-metallic-sheathed circuit wire in the south portion of the underfloor area below the kitchen that is in contact with the ground and a small portion (approximately 1 foot) has been partially buried. This type wire is not approved for direct ground contact and is generally required to be secured directly to framing at maximum of 4.5-foot intervals (visible portions of wire mentioned above appeared intact at time of inspection). **Note:** Various portions of the electrical wiring in the attic area have been “marked” by rodents. Although the visible portions of the wiring appeared intact (no damaged/energized portions exposed) at the time of the inspection, provisions should be made to prevent possible future animal damage to the electrical wiring in these locations (any damaged wiring would be required to be properly repaired or replaced).
- 10) **Light:** The plastic light diffuser cover of the fluorescent light in the ½-bath is damaged (small portion missing) and is partially detached from the light fixture. The diffuser cover should be replaced or properly reattached to prevent possible further detachment (cover was still in place at time of inspection). **Note:** The lens cover for the recessed light above the kitchen sink is loose/partially detached and should be resecured to its fixture to prevent possible further detachment (lens cover was still in place at time of inspection).
- 11) **Fixture:** The washbasin in the laundry area is cracked/damaged (replacement of basin appears to be required).
- 12) **Water Heater:** The original water heater enclosure has been removed (or not reinstalled) around the exterior water heater on the south side of the home. This type water heater is not designed for installation in exterior locations unless adequate weather

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

protection is provided. **Note:** The gas supply to the water heater was turned “off” at the time of the inspection and the water heater was unable to be inspected for operation.

- 13) **Water Heater Vent:** The single-wall metal portion of the water heater vent system has become displaced or has not been fully attached/secured to the draft hood connecting the water heater to the venting system (required to ensure proper venting of combustion gases).
- 14) **Water Heater Vent Clearance:** The Type B portion of the water heater vent system is in contact with wood in the attic area on one side of the roof penetration. A minimum of 1-inch clearance to wood/combustible material is required around this type vent.
Note: It appears that proper clearances may not have been provided at the time of the reroof. A foam type sealant has been used around the water heater vent wall and ceiling penetration. It is unknown if this type of sealant has the approved fire-rating for direct contact with gas appliance vent pipes.
- 15) **Insulation Blanket:** The added exterior insulation blanket on the water heater currently partially covers the top of the temperature/gas control box of the water heater. Since a slight amount of leakage is common for this type control box, the insulation blanket should be cut back and secured away from the control box to prevent possible combustion problems.
- 16) **Drain Petcock:** There is a slight leak from the drain petcock of the water heater.
Note: There appeared to be possible water damage to the wood support base of the water heater due to the conditions mentioned above (see structural wood/pest report for specifics – Greens does not inspect for moisture-related conditions/damage).
- 17) **Water Valves:** The water valves serving the main bath basin faucet do not completely shut off the flow of water (slight drip). The hot and cold control knobs for the bathtub in the main bath are “stripped” and do not allow operation of the water valves. The aerators/water flow restrictors are missing or have not yet been reinstalled at the spigots of the kitchen sink faucet, washbasin in the laundry area and faucet serving the main bath basin. Although the faucets are still functional except as mentioned above, aerators/water

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

flow restrictors are required to meet the current State of California water conservation requirements.

- 18) Drainpipe:** There are leaks at the drainpipe connections in the following locations: drain connection to the right basin of the kitchen sink, plastic to metal drainpipe connection inside the kitchen sink cabinet and in the underfloor area at the drainpipe connection to the main bath toilet. **Note:** There is evidence of past leaks visible from the underfloor area at the drainpipe connections to and from the main bath tub. Since the control knobs for the water valves serving the bath tub are currently “stripped” and do not allow operation of the valves (mentioned above), I was unable to determine if these are current or past leaks. There is evidence of a past leak at a drainpipe connection from the main bath basin (no visible current leak noted in this location at time of inspection).
- 19) Drain Fitting:** An improper drain fitting has been installed in the added ABS (plastic) drain piping serving the wash sink in the laundry area (existing fitting allows the drain water to flow into the clothes washer standpipe). Installation of a drain fitting designed for proper drainage flow in this location is required. The drain stopper mechanism serving the washbasin in the laundry area has been disconnected and is currently nonfunctional. The drain stopper serving the main bath basin is missing or has not yet been reinstalled.
- 20) Slope Requirements:** A small portion (approximately 6 inches) of the drain piping of the clothes washer standpipe has improper slope (piping runs uphill). A minimum of ¼-inch per foot slope is required to ensure proper drainage flow and to meet installation requirements. **Note:** Although the drain piping from the wash sink in the laundry room also connects to the drainpipe serving the standpipe, the condition mentioned above did not appear to affect the drainage flow from the wash sink.
- 21) Gas Valve:** The unused fuel gas disconnect/shutoff valve in the laundry area is required to be plugged or capped unless a gas appliance is to be installed.
- 22) Range Top:** The left rear range top heating element of the kitchen stove is currently nonfunctional (cause unknown – all other components of stove appeared to function properly at time of inspection).

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

- 23) Damper:** The backdraft damper serving the clothes dryer duct is damaged (portion missing) and appears to require replacement.
- 24) Duct:** Portions of the outer insulation covering have been “chewed” and torn on portions of the flexible plastic factory-wrapped air handling ducts in the attic area (condition appears to have been caused by an animal – most noticeable near center portion of attic area). Although the exposed inner portions of these ducts appeared intact (no air loss noted) at the time of the inspection, provisions should be made to prevent possible future animal damage to the air handling duct system. **Note:** Small portions of attic insulation were noted in various ceiling-mount air registers. This condition typically indicates a possible hole/opening in one or more of the air handling ducts (allowing small portions of the attic insulation to enter the air handling duct system). Some of the air handling ducts in the attic area are newer, indicating the small portions of insulation in the ceiling-mount air registers may have been caused by a past condition. The ceiling-mount air register in the southwest bedroom is loose/partially detached and should be resecured to its duct fitting to prevent possible further detachment (register was still in place at time of inspection).
- 25) Egress Requirements:** Although the existing window sill height of the windows in the northeast garage conversion room/bedroom were typical for the original time of construction, the maximum height of window sills in bedrooms is 44 inches to meet the current emergency egress requirements. **Note:** If this room is not to be used for sleeping purposes, the above requirement will not apply.
- 26) Access Requirements:** The original large access opening between the attic area of the garage conversion and main house attic area has been utilized for the installation of a large air handling duct (visible from attic area only). Although an additional small opening (approximately 13.5 inches by 24 inches) has been installed adjacent the original access opening, it is not adequately sized to meet access requirements for the original time of construction (minimum 22-inch by 24-inch opening required). **Note:** Current Code now generally requires an access opening with a minimum dimension of 22 inches by 30 inches.

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

- 27) Door:** The door serving the ½-bath requires adjustment/maintenance for proper operation (door currently “binds” on jamb and won’t open/close properly). The latch mechanisms for both closet doors in the northwest bedroom and one of the two closet doors in the southwest bedroom are damaged/nonfunctional. Slight impact damage was noted to the door skins of one of the two closet doors and west door of the northeast garage conversion room/bedroom (doors are still functional). **Note:** The pull-knob of one of the two closet doors in the garage conversion room/bedroom is loose and should be resecured to prevent possible detachment (pull-knob was still in place at time of inspection). There is evidence of slight past water intrusion at the exterior rear-entry door (condition appears to have been caused by windblown rain during winter storm). The exterior rear-entry door mentioned above has a flat metal threshold (to allow easier wheelchair access). Installation of a different style threshold should prevent future water intrusion due to windblown rain.
- 28) Gutter:** The lower portion of the rain gutter downspout at the southeast corner of the home has been bent/damaged (condition appears to have been caused by an impact). **Note:** Portions of the rain gutter system appear to require repair/maintenance (buildup of leaves/debris noted in gutters, leaks at some joints, etc.).

GENERAL NOTES:

- a. The light switch in the southwest bedroom is “worn” but was still functional at the time of the inspection.
- b. There is evidence of a past leak in the flexible plastic water piping visible in the southeast portion of the underfloor area (no visible current leak noted in this location at time of inspection). There appears to be possible water damage to some of the wood surfaces adjacent this location due to the past leak (see structural wood/pest report for specifics – Greens does not inspect moisture-related conditions/damage).
- c. The opening to the firebox portion of the fireplace has been covered/sealed and the fireplace was unable to be inspected. There are small cracks visible on the exterior portion of the fireplace chimney along some mortar joints and in one of the bricks (commonly found in older chimneys due to “settling”). If the fireplace/chimney is to

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

be returned to use, suggest contacting a licensed chimneysweep for further evaluation/safety inspection of the conditions mentioned above prior to use. A spark arrestor was not required for the chimney at the original time of construction (spark arrestors not required until 1978).

- d. The knobs are missing from the crank type window opening mechanisms of both casement type windows in the living room (opening mechanisms are still functional but are hard to operate due to conditions above).
- e. The window screens are missing or have not yet been reinstalled on the kitchen window and window serving the southeast room/playroom off the laundry area.
- f. The furnace filter at the return air duct register in the living room should be replaced.
- g. The cutting board in the kitchen cabinet is currently “stuck” in the closed position.
- h. The bare wood in some exterior locations (from “peeling” paint) should be resealed or painted to maintain adequate weather protection.
- i. One of the original underfloor ventilation openings inside the closet of the northeast garage conversion room/bedroom has not been covered/sealed. This opening should be covered/sealed to prevent energy loss (existing condition allows the exchange of air between the interior and underfloor area).
- j. There is an auxiliary switch in the kitchen with no apparent function (possibly for future use).
- k. Portions of the electrical system are a preexisting nonconforming installation (meeting requirements for original time of construction but not current Code requirements). If upgraded, additional requirements may apply.
- l. The elevation changes along some cracks/joints in the exterior concrete work may pose a trip hazard.

GREENS

Building Inspections LLC
Commercial & Residential



ADDITIONAL COMMENTS

- m.** Various walls not accessible due to furnishings/stored items.
- n.** The small cracks in the stucco and some joints of the gypsum board are commonly found in older homes due to normal settling of the building structure and do not appear to have been caused by a structural problem.
- o.** The mineral deposits on some glazing obstructed inspection of some dual pane seals.
- p.** The bathroom and kitchen exhaust fan ducts were allowed to terminate in the attic area at the original time of construction. If upgraded, extension of the exhaust ducts to an exterior ventilation opening will be required (to meet current installation requirements).
- q.** Irrigation system not inspected.
- r.** Low voltage wiring not inspected.
- s.** Alarm system not inspected.
- t.** Chimney not inspected.
- u.** Exterior barbecue unit not inspected.
- v.** Internal components of heat/AC unit not inspected.
- w.** Detached structures not inspected.
- x.** Limited access to attic area due to placement of ducts/restricted headroom.
- y.** Limited access to some underfloor areas due to placement of piping/restricted headroom.

GREENS

Building Inspections LLC
Commercial & Residential

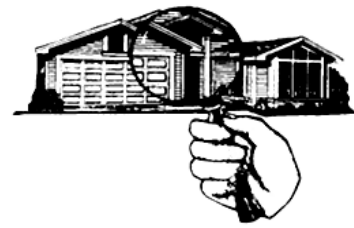


ADDITIONAL COMMENTS

- z.** This agency does not inspect for manufacturer/material defects, wood destroying organisms/pests, environmental conditions (mold or mildew conditions) or other possible hazardous/toxic materials.

GREENS

**Greens Building Inspection, LLC
Commercial & Residential**



Terms Of Engagement

This Inspection Report concerns the building or residence located in the City of _____ Chico _____, County of _____ Butte _____, California, commonly known as _____ 559 East Avenue _____.

This Inspection Report is a statement of the condition of the described property, as apparent during a reasonably diligent visual and mechanical inspection of the property, as of _____ January 16, 2026 _____.

This Inspection Report reflects only those conditions which could be ascertained through a diligent, though limited, inspection and observation at the actual time of inspection. The Inspection Report does not reflect those conditions nor systems, mechanical or otherwise, which were not actually inspected or tested for operability.

This Inspection Report is not an Insurance Policy, Guarantee, nor a Warranty against hidden or undisclosed defects in the building or residence. This Inspection Report is not an Insurance Policy, Guarantee, nor a Warranty against future defects in the building or residence.

This Inspection Report is not a Substituted Disclosure Statement, within the meaning of California Civil Code § 1102.6, on behalf of the seller of the property described above, unless otherwise noted.

Greens Building Inspections neither creates nor corrects defects found in the property and disclosed in the Inspection Report. The results of the Inspection Report should be reviewed with your Real Estate Agent and your Contractor.