



A-OK Home Inspection Service
(530) 321-5355
aokinspections.com

Real Estate Inspection Report

35 Phyllis Court
Chico, CA 95928

Inspected By: Paul Andresen
Inspected On Thu, Jul 16, 2026 at 9:00 AM

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Real Estate (home) Inspection Services Disclosure

A real estate inspection is a visual limited, non-invasive examination of the condition of a property on the date and time only of the inspection. Real estate inspections are conducted by an inspector who is certified and qualified to perform such inspections. The inspector prepares and delivers to the client and the client's agent a report of findings. The client then uses the knowledge gained in our report along with potential additional reports provided by a real estate appraiser, termite inspector, buyers & listing real estate agents, and any additional reports related to the property current or previous to make informed decisions about their pending real estate transaction. The inspector describes the condition of the property at the time of inspection but does not guarantee future condition, efficiency, or life expectancy of the home, its systems or components. It is not an inspection to verify compliance with appropriate codes.

Real estate inspections identify potential deficiencies related to visual health and safety, structure and build-in components or systems that make the property work. Not all deficiencies will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not to be considered a guarantee or offers a warranty of any kind. Permitting history is not verified and is outside the scope of the inspection.

This inspection is only visual in nature. A representative sample of components is viewed and operated in accessible areas only at the time of the inspection. Occupied appliances will not be tested and no specialized equipment, movement of personal property or dismantling of systems or components is performed. Thus, the inspection is not "technically exhaustive". If a limited inspection is conducted it is recommended that a qualified professional further evaluate all areas of the home / property and verify the overall condition prior to the expiration of any contingency period or close of escrow.

It is important to note that items related to structural, electrical, plumbing, roofing, foundation & HVAC within this property, the buyer has the right to a further inspection from a licensed tradesperson of that or any profession to further evaluate these and any other areas of the property and usually at the buyer's expense. Though these additional inspections are at the discretion of the buyer, we do recommend them and they should be completed prior to the expiration of any contingency period. This includes but is not limited to any environmental testing as our inspection is visual only at time of inspection.

The items captioned above are in accordance with and can be found in the interNACHI standards of practice.

<https://www.nachi.org/sop.htm> Acceptance and utilization of this real estate (home) inspection report along with payment for the inspection services provided, constitutes that the client has received, read, understands and accepts the terms of this real estate (home) inspection services document.

Included Photographs:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection.

Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photographs (including listing photographs) may be used.

Present during inspection

Inspectors

Occupied

Yes, Furnished / staged

Levels

One

Utilities on during inspection

Electric services, Gas services, Water services

Weather at time of inspection

Sunny

Inspection Type

Single family

Exterior Areas

In this section all exterior areas (if applicable) inspected & tested include, but are not limited to: doors, windows, siding, eaves & fascia, paint & stucco. This is in accordance with the InterNACHI Standards of Practice.

If ordered, I recommend the client review the termite inspection report completely prior to close. A report by the termite company is more comprehensive than a home inspection report in regards to exterior & interior areas. Please note that a termite inspection is not required on every transaction.

Exterior Area

No visible deficiencies noted

Doors

Inspected, no deficiencies noted.

Window Condition

Inspected, no deficiencies noted.

Siding Condition

Not Present

Eaves & Fascia

Inspected, no deficiencies noted.

Exterior Paint

Inspected, no deficiencies noted.

Stucco

Inspected, no deficiencies noted.

Exterior Areas Comments

Comment 1

Photographs

Exterior areas.





Comment 2
Information

If ordered, I recommend the client review the termite inspection report completely prior to close. A report by the termite company is more comprehensive than a home inspection report in regards to exterior & interior areas. Please note that a termite inspection is not required on every transaction.

The exterior area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

In this section all Interior / Common areas (if applicable) inspected & tested include, but are not limited to: Bars, Cabinets, Ceiling Fans, Closets, Door Bell, Doors, Electrical, Floors, Security Bars, Smoke/CO Detectors, Stairs, Handrails, Window/Wall AC or Heating Units, Windows, Ceilings, Patio Doors, Screen Doors, Wall & Fireplaces. This is in accordance with the InterNACHI Standards of Practice.

All working and properly installed smoke detectors are required in the interior areas of the home and should be mounted at ceiling or just below ceiling level to ensure proper monitoring and safety to the homes occupants.

All carbon monoxide detectors should be installed at a low to mid level within the interior area of the home and on each level. This will ensure proper monitoring and safety to the occupants. Carbon monoxide gas is a heavy gas which draws to the floor level. A carbon monoxide alert will only occur after poisoning unless properly installed.

Interior Area

No visible deficiencies noted

Smoke Detectors

Inspected, no deficiencies noted.

Carbon Monoxide Detectors

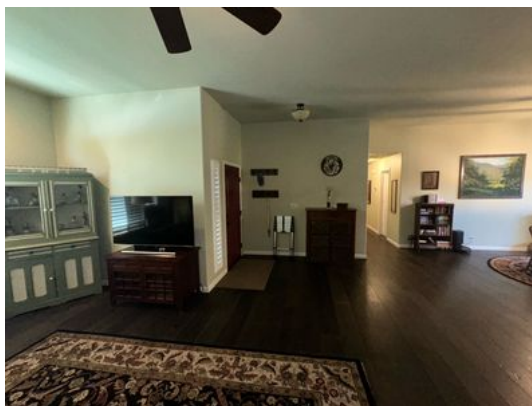
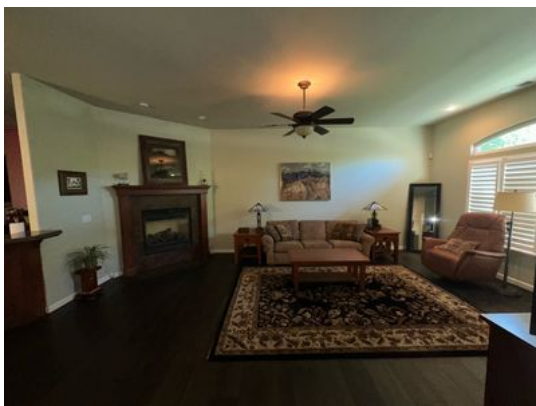
Inspected, no deficiencies noted

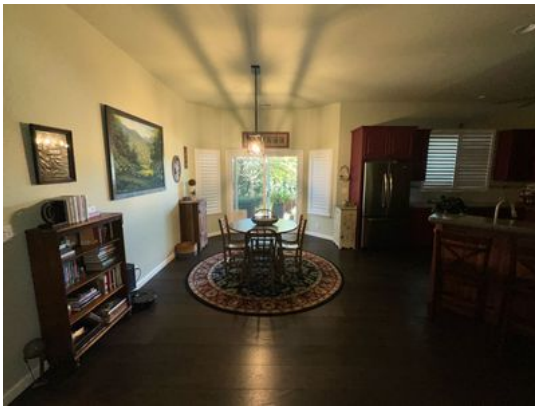
Interior Areas Comments

Comment 3

Photographs

Interior (common areas).





Comment 4
Information

Hard wired smoke detector removed.



The interior area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

In this section all bedroom (if applicable) inspected & tested include, but are not limited to: bars, cabinets, ceiling fans, closets, doors, electrical, fireplaces, floors, security bars, smoke detectors, walls, window or wall mounted AC / heating units, windows, ceilings, patio doors & screen doors. This is in accordance with the InterNACHI Standards of Practice.

All working and properly installed smoke detectors are required in the bedroom areas of the home and should be mounted at ceiling or just below ceiling level to ensure proper monitoring and safety to the homes occupants.

Bedroom Areas

No visible deficiencies noted

Locations:

Master bedroom noted, 2 Guest bedrooms noted

Smoke Detectors

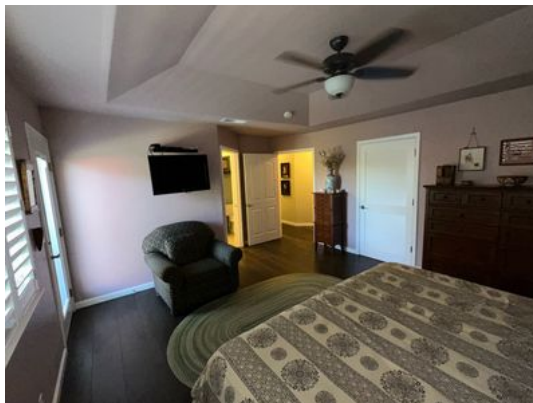
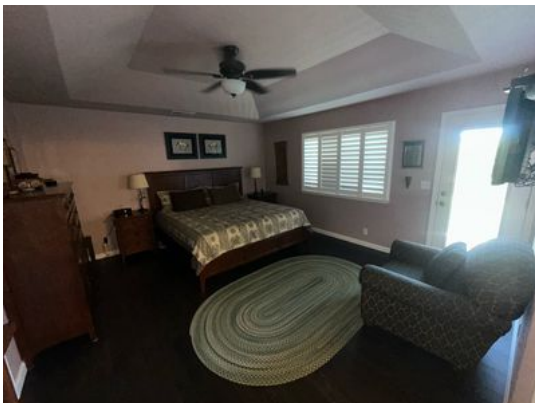
Inspected, no deficiencies noted.

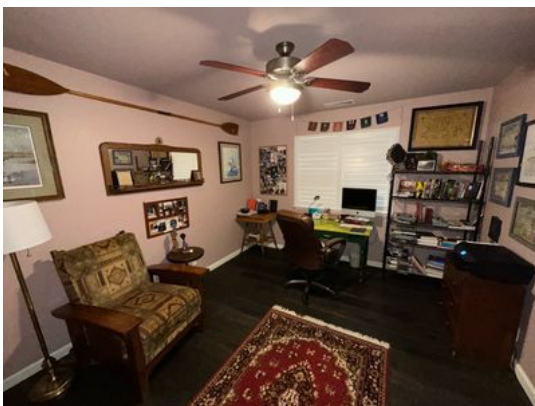
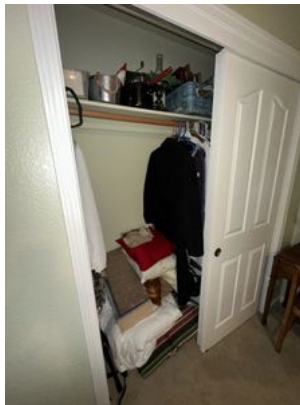
Bedrooms Comments

Comment 5

Photographs

Bedrooms.





Comment 6 Information

Master bedroom ceiling fan may have bulb out.



The bedroom area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

In this section all bathroom(s) areas (if applicable) inspected & tested include, but are not limited to: cabinets, ceiling, counters, doors, electrical, GFCI, exhaust fans, floors, heating, mirrors, plumbing, security bars, showers, shower walls, bath tubs, enclosures, sinks, toilets & windows. This is in accordance with the InterNACHI Standards of Practice.

Bathroom Areas

No visible deficiencies noted

Locations

Master bathroom noted, Guest bathroom noted

GFCI

Inspected, no deficiencies noted.

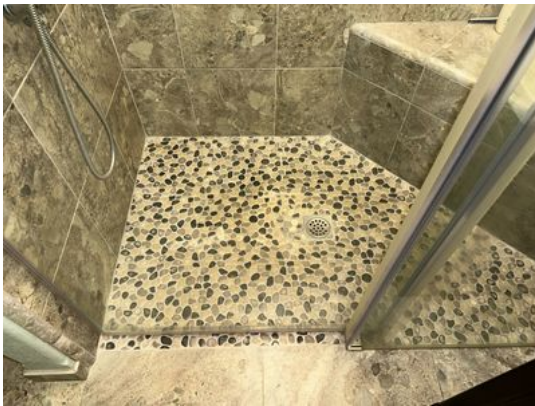
Bathrooms Comments

Comment 7

Photographs

Bathrooms.







It's rather common for corrosion to gather on valves & fittings under the sink in bathrooms as well as the toilet shut off valves. Overall corrosion is generally considered a maintenance type of item, unless active leaking is present.

The bathroom area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

In this section all kitchen areas (if applicable) inspected & tested include, but are not limited to: cabinets, counters, dishwasher, doors, garbage disposal, microwave, cooktop condition, oven & range, sinks, drinking fountain, spray wand, hot water dispenser, trash compactor, vent condition, window condition, floor condition, plumbing, ceiling condition, security bars, patio doors, screen doors, electrical, GFCI, wall condition. This is in accordance with the InterNACHI Standards of Practice.

Kitchen Area

Deficiencies noted below

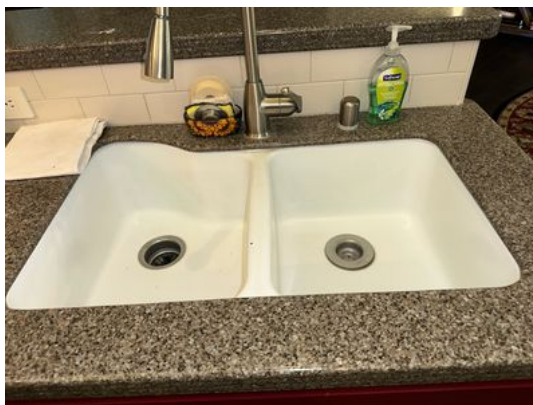
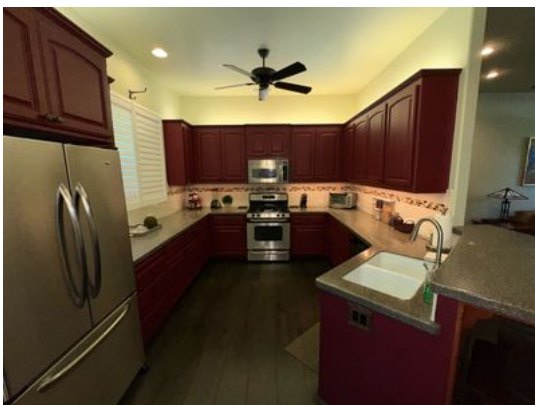
GFCI

Inspected, no deficiencies noted.

Kitchen Comments

Comment 8 Photographs

Kitchen area.





Comment 9

Deficiency / Evaluation / Repair

Garbage disposal jammed, recommend clearing.



Comment 10

Information

Microwave vent has light out.



Corrosion on valves and fittings is rather common under the sink in kitchens. Overall corrosion is generally considered a maintenance type of item unless leaking is present.

Dishwashers will not be tested if it's occupied with the sellers personal property. It is recommended that the appliance be operated by the buyer prior to close or the seller disclose that the appliance is in working order.

The kitchen area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Laundry

In this section all laundry areas (if applicable) inspected & tested include, but are not limited to: location, cabinets, counters, dryer vent, electrical, GFCI, exhaust fan, gas valves, wash basin, windows, floors, plumbing, walls, ceiling, security bars & doors. This is in accordance with the InterNACHI Standards of Practice.

Laundry Area

No visible deficiencies noted, Limited inspection due to:, Appliances

Locations

Interior access noted

GFCI

Recommended

220 Electrical Outlet

Inspected, no deficiencies noted

Gas Valves

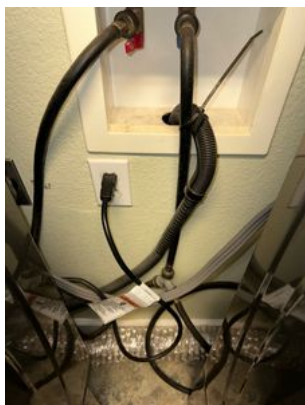
Capped off

Laundry Comments

Comment 11

Photographs

Laundry area.



The laundry area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Garage

In this section all garage areas (if applicable) inspected & tested include, but are not limited to: roof condition, walls, anchor bolts, floor condition, rafter & ceiling, electrical, GFCI, 220 volt, exterior door, fire door, garage door condition, garage door parts, garage door opener status, garage door's reverse status, ventilation, vent screens, cabinets, counters, wash basin. This is in accordance with the InterNACHI Standards of Practice.

Garage / Carport Area

No visible deficiencies noted

Garage Type

Attached

GFCI

Not visible due to personal property

Fire Door

Inspected, no deficiencies noted.

Garage Door's Reverse Status

Inspected, no deficiencies noted., An eye beam system is in place

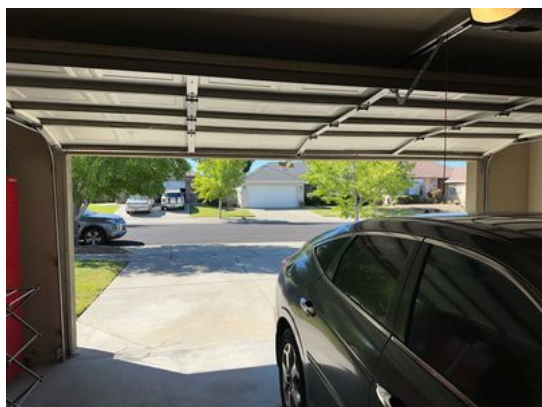
Garage Comments

Comment 12

Photographs

Garage area.





Comment 13
Information

Predictable settling cracks in garage concrete surface noted.



The garage area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Water Heater

In this section all water heating areas (if applicable) inspected & tested include, but are not limited to: base, tank enclosure, combustion, venting, tank condition, temperature pressure relief valve (TPRV), tank capacity, gas valves, plumbing, overflow tube & strapping. This is in accordance with the InterNACHI Standards of Practice.

Water Heater Condition

No visible deficiencies noted

Tank location

Garage area

Tank Type

Gas

Number Of Gallons

Inspected, no deficiencies noted., Tank capacity:, 40 gal

Gas Valve

Inspected, no deficiencies noted.

Overflow Condition

Inspected, no deficiencies noted., Copper overflow extension tube noted

Strapping

Inspected, no deficiencies noted.

Water Heater Comments

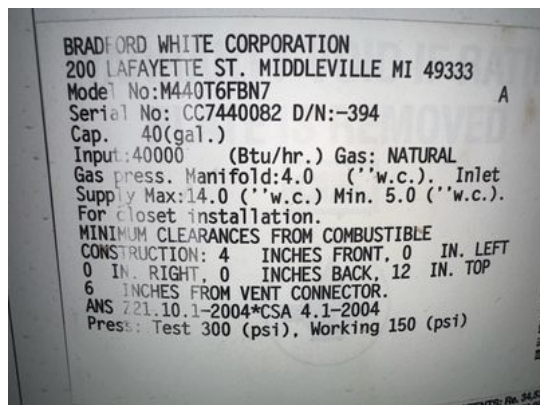
Comment 14

Photographs

Water heater.



Water Heater Cont.



It's rather common for corrosion to gather on valves & fittings as well as the water heater shut off valve. Overall corrosion is generally considered a maintenance type of item, unless leaking is present.

The water heater of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Grounds

In this section all grounds areas (if applicable) inspected & tested include, but are not limited to: driveway & walkways condition, grading, vegetation observations, gate condition, patio & porch deck, stairs & handrails, grounds electrical, GFCI, main gas valve condition, plumbing, water pressure, pressure regulator, exterior faucet condition, balcony, patio enclosure, patio & porch condition, fence condition, irrigation systems. This is in accordance with the InterNACHI Standards of Practice.

Grounds Area

Deficiencies noted below

GFCI

Inspected, no deficiencies noted.

Main Gas Valve Condition

Inspected, no deficiencies noted.

Water Pressure

Water pressure is:, 120 High

Grounds Comments

Comment 15

Photographs

Grounds.



Comment 16

Deficiency / Evaluation / Repair

High water pressure noted (120). (40-80) psi is recommended. It is recommended that a pressure regulator be adjusted, installed or replaced. It is recommended that all plumbing related areas be inspected after the adjustment, installation or replacement of the pressure regulator to ensure no additional deficiencies exist.



It is recommended that any vegetation in direct contact with stucco, siding, windows, roof, gutters, service meters, fences or gates be cleared in order to prevent deterioration to the home and it's property.

It is important to note that the gas company is required to inspect all gas related appliances including HVAC to ensure proper operation and gas delivery to these areas. This service can be conducted prior to close (if requested) or when gas service is transferred to the buyers name. There is no charge for this service.

It is recommended that the buyer & seller communicate prior to close in regards to programming of the irrigation control station. Irrigation systems are not generally included in the home inspection as most of its components are below ground or not visible. The control station & zone valves are inspected if accessible.

The grounds area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Electrical

In this section all electric service areas (if applicable) inspected & tested include, but are not limited to: main service panel, sub-panels, main amp breaker, breakers in the off position, cable feeds, breakers & fuses. This is in accordance with the InterNACHI Standards of Practice.

Based on the age of the home, not all electrical outlets may have been required to be a GFCI protected outlet. It is recommended that all non GFCI outlets within (6) feet of a water surface be replaced on a as needed basis.

It is recommended that no heavy equipment (including refrigerators or freezers) be plugged into any GFCI electrical outlets.

Electrical Panel

No visible deficiencies noted, Exterior main service panel noted

Main Amp Breaker

Inspected, no deficiencies noted., 200 main amp breaker service noted

Breakers in off position

Not Present

Cable Feeds

Below ground lateral service feeds noted

Breakers

Inspected, no deficiencies noted.

Electrical Comments

Comment 17

Photographs

Electric services.



Damaged or missing electrical outlet/switch cover plates are common and may be present. Replacement recommended to eliminate any potential shock hazard.

Electrical Cont.

The electrical area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

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.

In this section all HVAC areas (if applicable) inspected & tested include, but are not limited to: heater condition, heater base, enclosure, venting, gas valves, refrigerant lines, AC compressors, air supply, registers, filters & thermostats. This is in accordance with the InterNACHI Standards of Practice.

Heater Condition

No visible deficiencies noted, Located in the attic

Gas Valves

Inspected, no deficiencies noted.

AC Compress Condition

No visible deficiencies noted, Located on the exterior grounds

Air Supply

Inspected, no deficiencies noted., Temperature differential within normal limits

Thermostat(s)

Inspected, no deficiencies noted., Digital thermostat noted

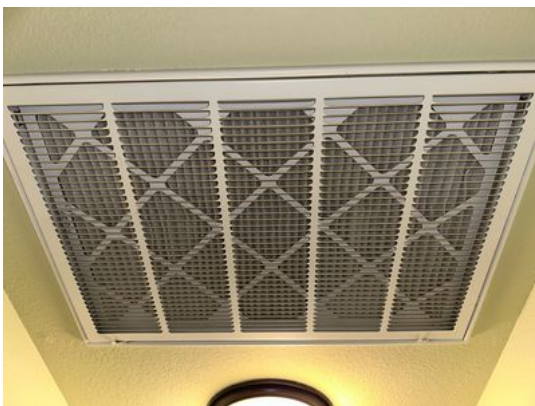
Heat/AC Comments

Comment 18

Photographs

HVAC.





The HVAC area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Attic

In this section all attic areas (if applicable) inspected & tested include, but are not limited to: attic access, structure, ventilation, vent screens, ducting, electrical, attic plumbing, insulation, chimney & exhaust ventilation. This is in accordance with the InterNACHI Standards of Practice.

Attic Area

No visible deficiencies noted, Limited inspection due to:, Insulation

Access

Inspected, no deficiencies noted., Interior ceiling access

Insulation Condition

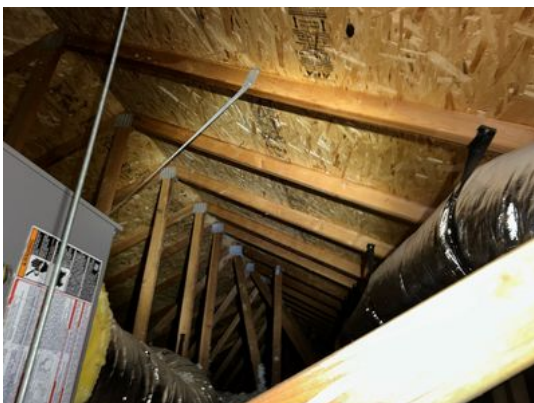
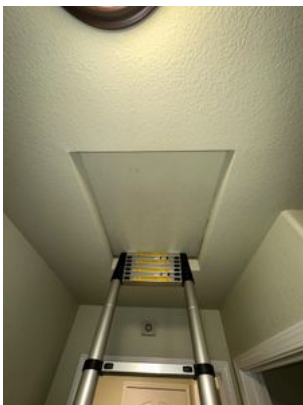
Inspected, no deficiencies noted., Blown in insulation noted

Attic Comments

Comment 19

Photographs

Attic areas.





Comment 20
Information

Visible areas of the attic maybe inspected from the attic hatch area due to level of insulation / HVAC ducting / access configuration.

Recommend the client review the termite inspection report completely prior to close. A report by the termite company can be more comprehensive than a home inspection report in regards to attic areas.

The attic area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Roof

In this section all roof areas (if applicable) inspected & tested include, but are not limited to: roofing material, flashing, chimney, sky lights, spark arrestor, vent caps & gutters. This is in accordance with the InterNACHI Standards of Practice.

Roof Condition

No visible deficiencies noted

Chimney

Gas fed fireplace noted

Spark Arrestor

Rain cap noted

Gutter

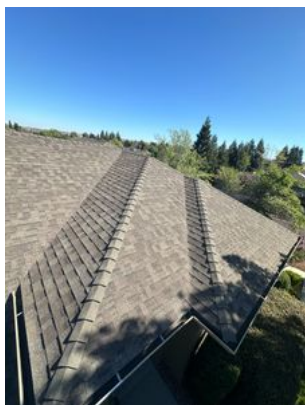
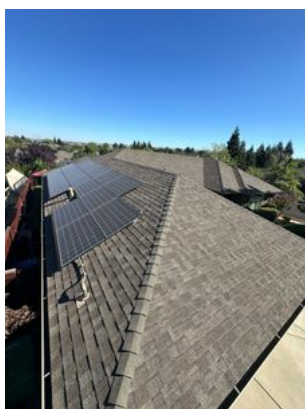
Inspected, no deficiencies noted., A full gutter system noted

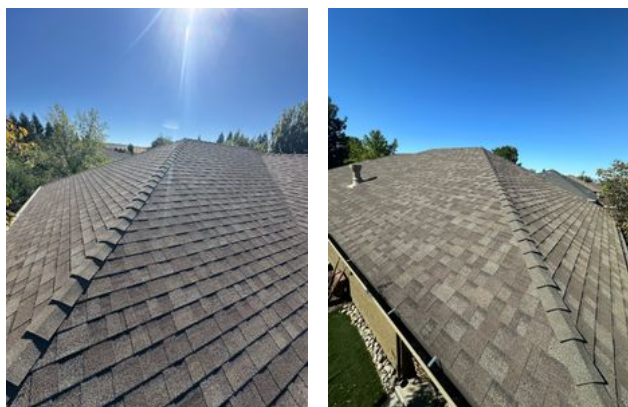
Roof Comments

Comment 21

Photographs

Roof areas.





Comment 22 **Information**

Roof inspections may be conducted from the ground utilizing an eye-stick, capturing photographs and/or videography. The roof may also be inspected from visible areas of the attic, exterior grounds and upper level windows.

Tile roofs are not mounted as this eliminates the risk of damaging roof materials. The tile roof is visually inspected (360) degrees from the ground and from the interior if allowed. All visible areas are checked for cracked, displaced or missing tiles.

The roof area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Foundation

In this section all foundation areas (if applicable) inspected & tested include, but are not limited to: foundation areas, slab foundation, foundation perimeter, foundation walls, ventilation, vent screens, access panel, posts, sub flooring, foundation electrical, foundation plumbing, ducting. This is in accordance with the InterNACHI Standards of Practice.

Foundation Area

No visible deficiencies noted

Slab Foundation

Inspected, no deficiencies noted.

Foundation Perimeter

Inspected, no deficiencies noted.

As the foundation inspection is limited to visible areas only, the buyer is advised they have the right to further inspection by a licensed tradesperson at the buyers expense. This option if elected, should be conducted prior to close.

The foundation area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

In this section all pool areas (if applicable) inspected & tested include, but are not limited to: air booster pump, deck condition, gate & fence condition, filter, skimmer & basket, pool heater condition, lights, pressure gauge, pumps, jets, structure condition, tile, timer, water condition, water fill unit, electrical, GFCI. This is in accordance with the InterNACHI Standards of Practice.

It is recommended that the pool service technician / company currently servicing the pool/spa & it's related equipment provide a current service document ensuring that all of the pool system is in proper working order prior to close.

Pool / Spa Area

No visible deficiencies noted

Air Booster Pump

Inspected, no deficiencies noted.

Deck Condition

Inspected, no deficiencies noted.

Gate & Fence Condition

Inspected, no deficiencies noted.

Filter

Inspected, no deficiencies noted.

Skimmer and Basket

Inspected, no deficiencies noted.

Pool Heater Condition

Inspected, no deficiencies noted.

Lights

Inspected, no deficiencies noted.

Pressure Gauge

Inspected, no deficiencies noted.

Pumps

Inspected, no deficiencies noted.

Jets

Not Present

Structure Condition

Inspected, no deficiencies noted.

Tile

Inspected, no deficiencies noted.

Timer

Inspected, no deficiencies noted.

Water Condition

Inspected, no deficiencies noted.

Water Fill Unit

Inspected, no deficiencies noted.

Electrical

Inspected, no deficiencies noted.

GFCI

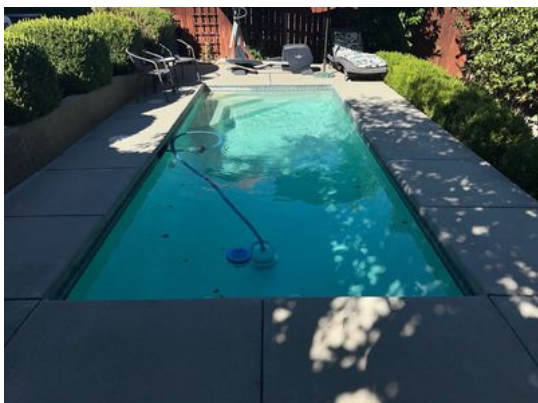
Inspected, no deficiencies noted.

Pool Comments

Comment 23

Photographs

Pool area & equipment.





Comment 24
Information

It is recommended that the pool service technician / company currently servicing the pool/spa & it's related equipment provide a current service document ensuring that all of the pool system is in proper working order prior to close.

Comment 25
Information

Predictable settling cracks on pool deck surface noted.



Comment 26
Information

It is recommended that all doors leading to pool area be equipped with an alarm.

The pool area of the property was inspected and reported on with the above-captioned information. If a limited inspection of the interior area was made at the time of the inspection and/or deficiencies were noted, it is recommended that a qualified professional further evaluate, verify the overall condition and repair any issue prior to the expiration of any contingency period or close of escrow.

Deficiency / Evaluation / Repair

Comment 9

Kitchen

Garbage disposal jammed, recommend clearing.

Comment 16

Grounds

High water pressure noted (120). (40-80) psi is recommended. It is recommended that a pressure regulator be adjusted, installed or replaced. It is recommended that all plumbing related areas be inspected after the adjustment, installation or replacement of the pressure regulator to ensure no additional deficiencies exist.

It is important to note that items related to structural, electrical, plumbing, roofing, foundation & HVAC within this property, the buyer has the right to further inspection from a licensed tradesperson of that or any profession to further evaluate these and any other areas and usually at the buyers expense, this includes but is not limited to any environmental testing as our inspection is visual only at time of inspection. Though additional inspections are at the discretion of the buyer they are recommended and should be completed prior to the expiration of any contingency period.