

Imperial Home Inspection Services



July 7th 2026, 12:52 pm

Inspection performed by:

Trevor May

5303059622

Trevormayinspections@gmail.com

General Information

BUILDING ADDRESS: 3255 Mystery Run
CITY: Chico
STATE / PROVINCE: Ca.
POSTAL CODE: 95973
INSPECTION DESCRIPTION: Whole Home Inspection
SQUARE FOOTAGE: 1759

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Only for part of the Inspection

Is the real estate agent present for the inspection?

No

Imperial Home Inspection Services Confidential - for client use only. Use by any unauthorized persons is prohibited

EXTERNAL AMENITIES

GATE Not Inspected

Notes:

Gates and fences are not included in a home inspection.

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

Architectural asphalt composition shingles.

SHINGLES MISSING / DAMAGED? Fair

Notes:

The majority of this roof appears to be somewhere in the middle of life, areas of minor granular deterioration were observed.

There are a few shingles on the front of the home that are damaged and should be replaced/repared. Recommend further evaluation by licensed roofing contractor for the damaged shingles.





ROOF INSTALLATION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

Stains/moss growth was observed at a gutter end on the front of the home. This portion of gutter may be leaking, sealant may need to be re-applied.

A portion of the gutter on the right side of the home is dented.



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Stucco

Notes:

SIDING CONDITION Fair

Notes:

The stucco for this home appears to be in generally good condition but there are areas of common cracking that were observed and gaps where piping enters the home.

Recommend application of elastomeric sealant to all gaps and cracks larger than 1/16 of an inch wide to prevent water intrusion.

The hose bib on the right side of the home that has a rag stuffed into the gap is loose.

Portions of the exterior of this home would benefit from paint maintenance.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

STOOP / PORCH Satisfactory

Notes:

PATIO Fair

Notes:

Common cracking of concrete was observed.



LANDSCAPE

VEGETATION Fair

Notes:

Recommend keeping vegetation cut back from home to a distance of at least one foot to prevent damage. Dead leaves and vegetation are food for wood destroying organisms.



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Satisfactory

Notes:

GARAGE DOOR Satisfactory

Notes:

GARAGE DOOR OPENER Not Inspected

Notes:

A large amount of personal belongings were stacked against the garage door, the opener was not tested.



EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

Radiant barrier has been installed on the underside of the roof sheathing.



FRAMEWORK Satisfactory

Notes:

Engineered truss framework.



VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

The blown fiberglass insulation sits at roughly R-38.



ACCESS Satisfactory

Notes:

The attic access is located in the closet of the primary bedroom.

BATHROOM 1

DOORS Satisfactory

Notes:

This is the hallway bathroom.



FLOORING Satisfactory

Notes:

Tile flooring.

WALLS Satisfactory

Notes:

One of the caninet door handles is missing.



WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Fair

Notes:

A portion of the drain stop is missing.



BATHTUB / SHOWER Fair

Notes:

The shower head leaks and the tub drains slowly.



TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:

This bathroom is in the primary bedroom.

A door stop has not been installed for this door, recommend ensuring door stops are installed and functioning on all interior doors.



FLOORING Satisfactory

Notes:

Tile flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

The outlets in this room are protected by the GFCI outlet in the hallway bathroom.

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:

This is the primary bedroom.



FLOORING Satisfactory

Notes:

Vinyl plank flooring.

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Condensation stains were observed in between the panes of glass in one of the windows overlooking the back yard, this indicates failed seals.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

This bedroom is to the left of the hallway bathroom.



FLOORING Satisfactory

Notes:

Carpet.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

This bedroom adjacent to the front door.

FLOORING Satisfactory

Notes:

Carpet.

WALLS Satisfactory

Notes:

WINDOWS Fair

Notes:

Condensation stains were observed in between the panes of glass, this indicates failed seals.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Vinyl plank flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

FIREPLACE Satisfactory

Notes:

The gas fireplace functioned at the time of inspection.



KITCHEN

DOORS N/A

Notes:



FLOORING Satisfactory

Notes:

Vinyl plank flooring.

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Fair

Notes:

The button on the faucet that switches from spray to full gets stuck.



DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

Gas stove and oven.

EXHAUST HOOD Satisfactory

Notes:

REFRIGERATOR Not Inspected

Notes:

Refrigerators are not considered permanent appliances and are not included in a home inspection.

OUTLETS Satisfactory

Notes:

DINING ROOM

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



GAS SUPPLY Not Inspected

Notes:

A 220 volt electric dryer hookup has been installed but it is unclear whether a gas dryer hookup has been installed, the view behind the dryer was obstructed.

WATER SUPPLY Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Fair

Notes:

A Type B gas vent hood cover has been installed instead of a dryer vent hood cover. The hood cover that has been installed is not equipped with a backdraft damper and has a small opening that will collect lint.

Recommend installation of a hood cover with a backdraft damper that is designed to be used with a dryer vent in a roof application. If this hood cover becomes obstructed by lint it is a fire hazard.

This hood cover is currently obstructed by lint.



CABINETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

Slab foundation.

SLAB Satisfactory

Notes:

Due to the nature of slab foundation very little is visible for inspection, what was visible was satisfactory.

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Fair

Notes:

The water supply pressure read roughly 90 PSI at the time of inspection. This is higher than the recommended range of 40-70 PSI for a home. Recommend installation of pressure regulator and reducing the pressure to 60 PSI.



WATER SUPPLY PIPING SIZE Satisfactory

Notes:

1 inch copper supply piping with Pex type distribution lines.

MAIN SHUTOFF VALVE Satisfactory

Notes:

The main shutoff valve appears to be located on the front of the home.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

ABS drain, waste and vent piping.

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Satisfactory

Notes:

The gas water heater is a 50 gallon unit and was manufactured in 2014, the expected life span of a storage tank water heater is 10-15 years. This system is nearing the end of its expected life span but still functioning.



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

Underground service lateral.

CONDUCTORS Satisfactory

Notes:

Copper conductors.

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

All outlets tested were grounded.

AMP RATING 200 Amps

Notes:

200 Amp and 240 volt electrical service.

MAIN DISCONNECT Satisfactory

Notes:

The main disconnect is located in the circuit panel on the exterior left side of the home.



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

Romex type wiring.

CIRCUIT PANEL Satisfactory

Notes:

The main panel and the sub panel in the garage were both inspected.



HEATING & COOLING

ENERGY SOURCE Natural Gas

Notes:

Natural gas heating system with electric cooling system.

The natural gas shutoff valve is located on the left side of the home.



VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

The forced air furnace is a 66,000 BTU system, is sufficient for the square footage of the home and was manufactured in 2014. The expected life span of a heating system is 20-25 years.

This system is located in the attic.

A small leak was observed at a fitting for the condensate drain, recommend further evaluation by licensed HVAC contractor.



HEATING SYSTEM OPERATION Satisfactory

Notes:

The heating system functioned at the time of inspection.

DUCTWORK / PIPING Satisfactory

Notes:

Factory wrapped flexible ductwork.



COOLING SYSTEM Satisfactory

Notes:

The cooling system is a 3.5 ton system, is sufficient for the square footage of the home and was manufactured in 2014. The expected life span of a cooling system is 10-15 years, this system is nearing the end of its expected life span but still functioning.

Gaps were observed in the insulation wrap for the suction line at the condenser unit, recommend closing the gaps in the insulation wrap.



COOLING SYSTEM OPERATION Fair

Notes:

The cooling system, functioned but not as efficiently as desired.

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:

There are two air filters for this home, recommend changing per manufacturer suggestions.

SMOKE ALARM(S) Satisfactory

Notes:

CARBON MONOXIDE ALARM(S) N/A

Notes:

A CO alarm was not observed in this home. It may have been removed from the entryway hallway, recommend installation of combination smoke/CO alarm in the entryway hallway.



ADDITIONAL DETAILS

DOOR STOPS Fair

Notes:

Several door stops in this home are damaged/missing.

SUMMARY:

Listed below are some of the findings of the inspection. Not everything included in the report is listed here, recommend reading entire report.

- 1. The dryer vent hood cover is obstructed by lint.**
- 2. A few damaged shingles were observed on the roof.**
- 3. The cooling system is nearing the end of its expected life span and does not function as efficiently as desired.**
- 4. The water heater is nearing the end of its expected life span but still functioning.**
- 5. A leak in the condensate drain was observed in the attic.**
- 6. Condensation stains were observed in between the panes of glass in a couple of windows in the home.**
- 7. The water supply pressure is higher than is recommended for a home.**