

INSPECTION REPORT



For the Property at:
714 SUZANNE DR
MERCED, CA 95348

Prepared for: HARJINDER SAMRA and LAKHJIT SAMRA

Inspection Date: Friday, July 24, 2026

Prepared by: Jonathan Zeissler



Triune Home Inspection Services
PO Box 617
Coarsegold, CA 93614
559-289-0764

www.triunehomeinspections.com
triunehis@gmail.com



July 24, 2026

Dear Harjinder Samra and Lakhjit Samra,

RE: Report No. 8956
714 Suzanne Dr
Merced, CA
95348

Thank you very much for choosing Triune to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted and may not be used in whole or in part without our express written permission.

Again, thank you very much for choosing Triune to perform your home inspection.

Sincerely,

Jonathan Zeissler
on behalf of
Triune Home Inspection Services

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INVOICE

July 24, 2026

Clients: Harjinder Samra and Lakhjit Samra

Report No. 8956
For inspection at:
714 Suzanne Dr
Merced, CA
95348
on: Friday, July 24, 2026

Home inspection	\$375.00
Termite Inspection	\$85.00
Roof Inspection	\$185.00
Credit Card Usage Fee	\$22.58
Total	<u>\$667.58</u>

PAID IN FULL - THANK YOU!

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AGREEMENT

714 Suzanne Dr, Merced, CA July 24, 2026

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www.triunehomeinspections.com

PARTIES TO THE AGREEMENT

Company

Triune Home Inspection Services
PO Box 617
Coarsegold, CA 93614

Client

Harjinder Samra

Client

Lakhjit Samra

Total Fee: \$667.58

This is an agreement between Harjinder Samra, Lakhjit Samra and Triune Home Inspection Services.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, **Harjinder Samra** (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

I, **Lakhjit Samra** (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

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www.triunehomeinspections.com

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Clay/concrete/fiber cement

Condition: • [Vulnerable areas](#)

Repairs recommended by a qualified handyman or a licensed roofing contractor. Recommend repairing to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Time: Immediate

Exterior

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Mechanical damage](#)

Loose and missing artificial stones. Recommend repairs by a qualified handyman or a licensed contractor.

Implication(s): Chance of water entering building | Weakened structure

Location: Front

Task: Repair

Time: Immediate

WALLS \ Stucco

Condition: • [Cracked](#)

Majority of stucco cracks are common cracks; however, some cracks need repair to prevent water intrusion into the structure. Repairs recommended by a qualified handyman or licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Further evaluation and repairs

Time: Immediate

LANDSCAPING \ Fence

Condition: • Leaning

Fence is leaning. Repairs recommended by a qualified handyman or a licensed contractor.

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Location: Right Side, Left side

Task: Repair

Time: Immediate

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Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Wire size too small for breaker

In the service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. This defective condition should be corrected by a licensed electrical contractor.

Task: Correct

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation Damaged

Insulation damaged. Recommend repairs by a qualified handyman or licensed HVAC contractor.

Location: Rear

Task: Improve

Time: Immediate

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet is loose on floor.

Bathroom toilet was loose at the floor indicating that anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. We recommend re-attaching by a qualified handyman or a licensed plumbing contractor.

Implication(s): Chance of leak and possible water damage to structure, finishes and contents.

Location: Master Bathroom, Hallway Bathroom

Task: Repair

Time: Immediate

Interior

DOORS \ Storms and screens

Condition: • Difficult to operate

Screen door is difficult to operate. Recommend repairs or replacement by a qualified handyman or licensed contractor.

Location: Rear

Task: Repair or replace

Time: Immediate

APPLIANCES \ Dishwasher

Condition: • Air-Gap Device Leaks

Air-Gap device leaks. Recommend checking to see if knockout plug has been removed. If not, remove plug. If plug has been removed, check to see if drain line from air-gap device to garbage disposal is free from any obstruction. Repairs recommended by a qualified handyman or a licensed plumbing contractor.

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Implication(s): Possible water leaking into cabinet and damaging structure.

Location: Kitchen

Task: Repair

Time: Immediate

Condition: • Loose

Dishwasher not attached properly. Repairs recommended by a licensed contractor.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate

APPLIANCES \ Doorbell or chime

Condition: • Inoperative

Repairs recommended by a qualified handyman or a licensed electrician.

Implication(s): Equipment inoperative

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material:

- [Concrete tile](#)

Appears serviceable



1. Concrete tile

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Clay/concrete/fiber cement

1. Condition: • [Vulnerable areas](#)

Repairs recommended by a qualified handyman or a licensed roofing contractor. Recommend repairing to prevent water intrusion.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Time: Immediate

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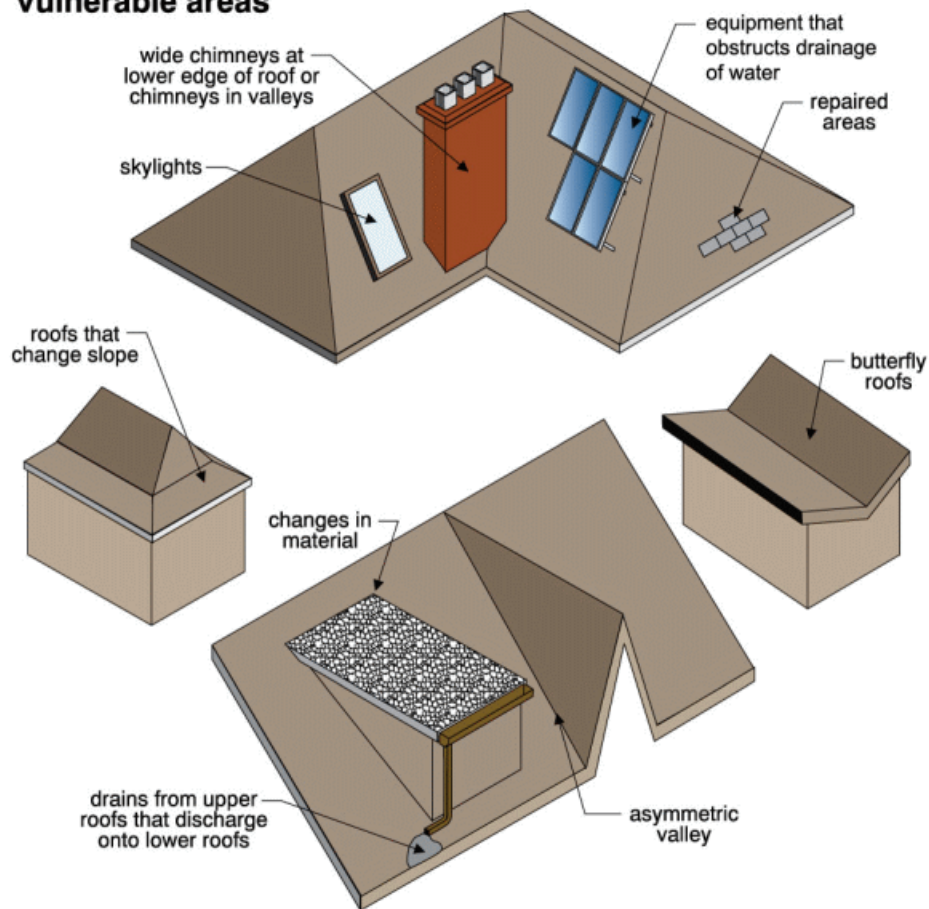
INTERIOR

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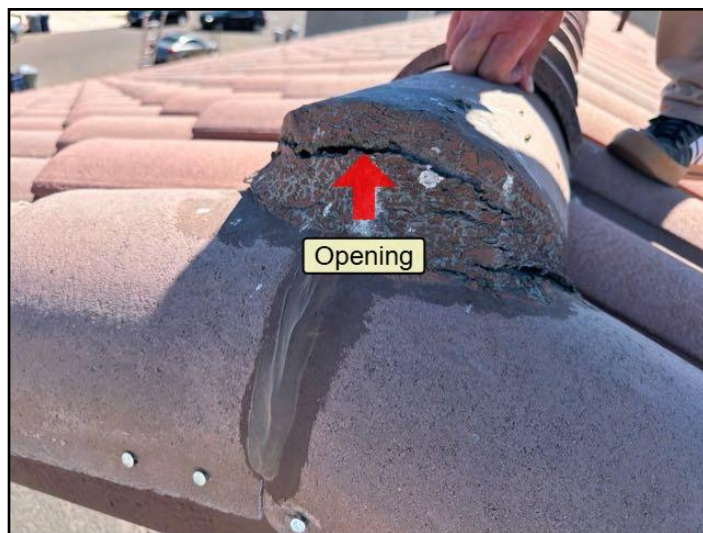
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Vulnerable areas



2. Vulnerable areas



3. Vulnerable areas

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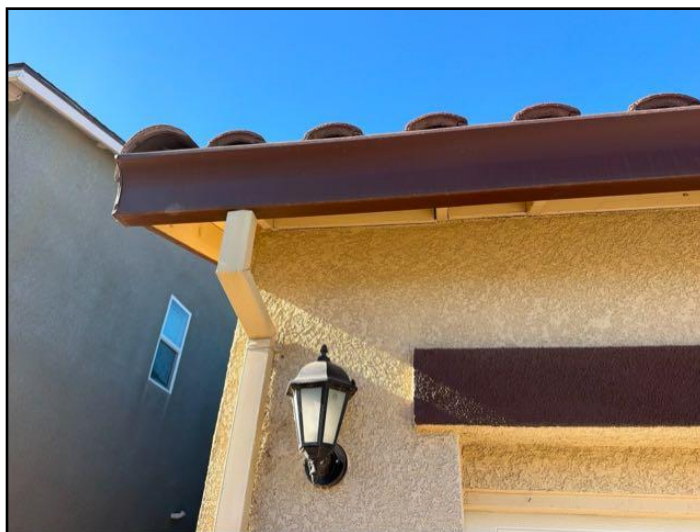
Description

Gutter & downspout material: • Galvanized steel

Gutter & downspout type:

- [Eave mounted](#)

Appears serviceable



4. Eave mounted

Downspout discharge:

- [Below grade](#)



5. Below grade

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves):

- Hardboard/Plywood

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Appears serviceable



6. Hardboard/Plywood

Wall surfaces and trim:

- Stucco

Appears serviceable



7. Stucco

Wall surfaces - masonry:

- [Artificial stone](#)

Appears serviceable

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8. Artificial stone

Wall surfaces - wood:

- [Hardboard, plywood or OSB \(Oriented Strand Board\)](#)

Appears serviceable



9. Hardboard, plywood or OSB (Oriented Strand...

Driveway:

- Concrete

Appears serviceable

EXTERIOR

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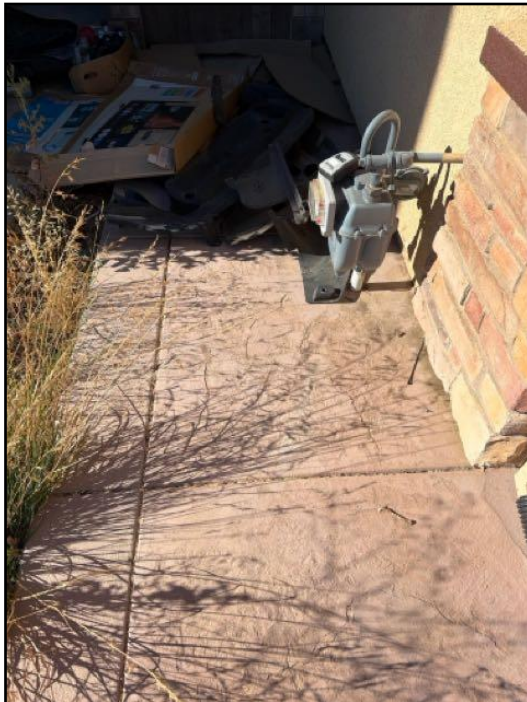
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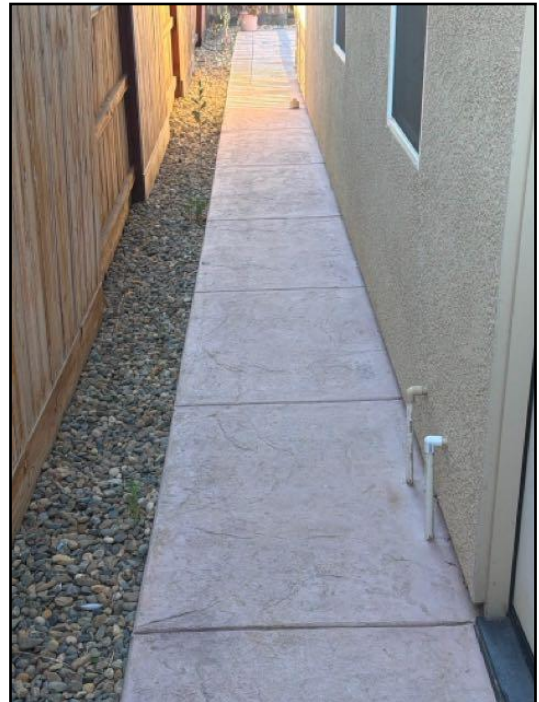
10. Concrete

Walkway:

- Stamped concrete
- Appears serviceable



11. Stamped concrete



12. Stamped concrete

Patio:

- Stamped concrete
- Appears serviceable

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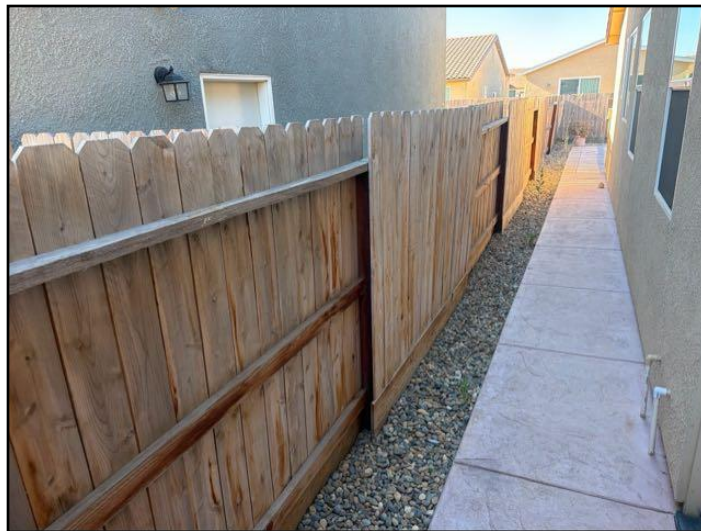


13. Stamped concrete

Fence:

- Wood

Appears serviceable



14. Wood

Garage: • Attached

EXTERIOR

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Recommendations

WALLS \ Masonry (brick, stone) and concrete

2. Condition: • [Mechanical damage](#)

Loose and missing artificial stones. Recommend repairs by a qualified handyman or a licensed contractor.

Implication(s): Chance of water entering building | Weakened structure

Location: Front

Task: Repair

Time: Immediate



15. Mechanical damage

WALLS \ Stucco

3. Condition: • [Cracked](#)

Majority of stucco cracks are common cracks; however, some cracks need repair to prevent water intrusion into the structure. Repairs recommended by a qualified handyman or licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Various

Task: Further evaluation and repairs

Time: Immediate

EXTERIOR

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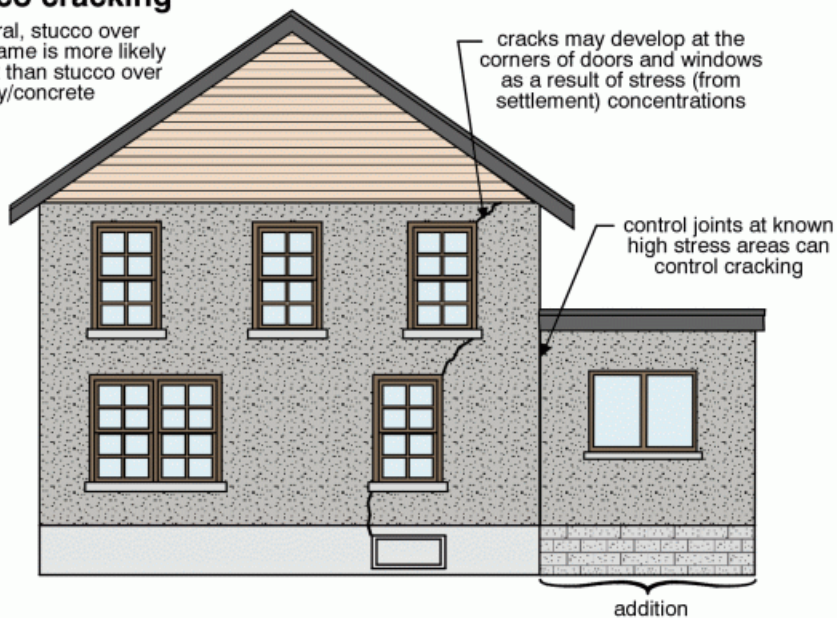
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Stucco cracking

in general, stucco over wood frame is more likely to crack than stucco over masonry/concrete



16. Cracked



17. Cracked

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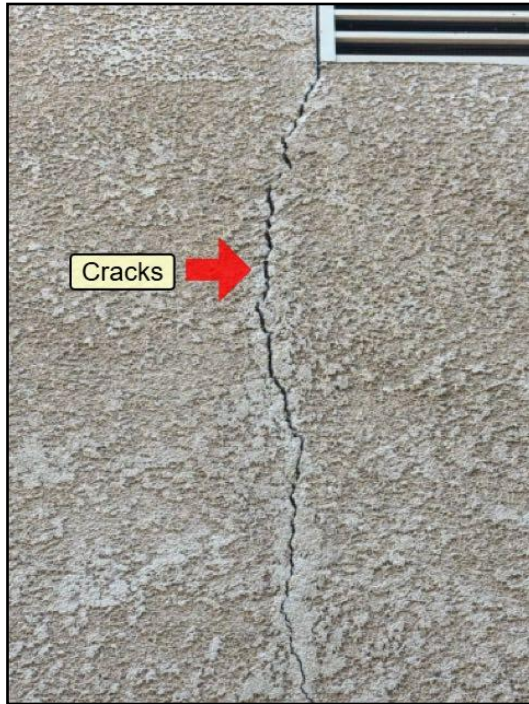
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18. Cracked



19. Cracked



20. Cracked

LANDSCAPING \ Fence

4. Condition: • Leaning

Fence is leaning. Repairs recommended by a qualified handyman or a licensed contractor.

EXTERIOR

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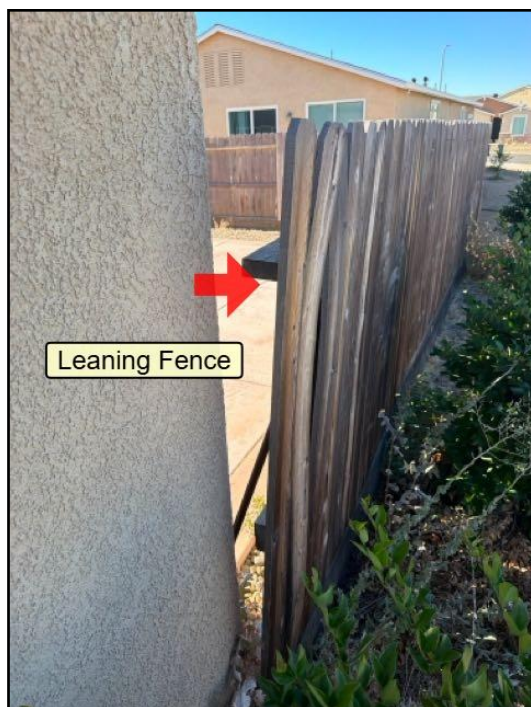
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Implication(s): Chance of movement | Damage or physical injury due to falling materials

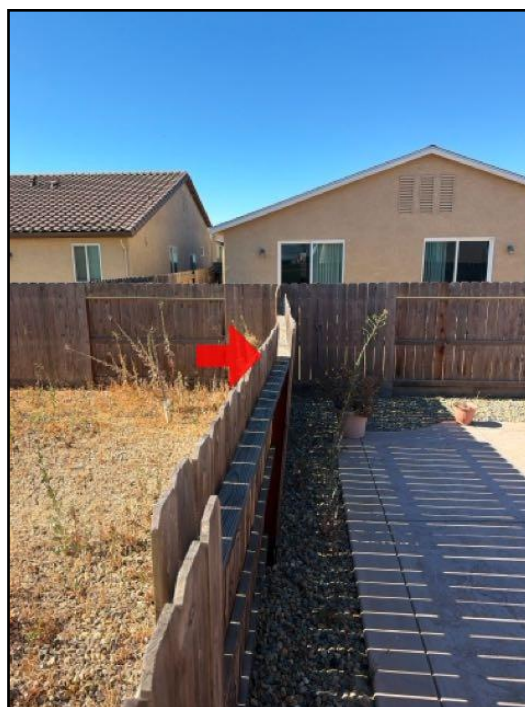
Location: Right Side, Left side

Task: Repair

Time: Immediate



21. Leaning



22. Leaning



23. Leaning

Description

Configuration: • [Slab-on-grade](#)

Foundation material:

• [Poured concrete](#)

Appears serviceable

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• Trusses

Appears serviceable



24. Trusses

Limitations

Attic/roof space: • Entered but access was limited

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers - exterior wall](#)

Appears serviceable



25. Breakers - exterior wall

System grounding material and type: • [Not visible](#)

Electrical panel manufacturers: • Square D

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - exterior](#) • [GFCI - garage](#) • [GFCI - bathroom](#) • [GFCI - kitchen](#) • [GFCI - laundry room](#) • [GFCI - panel](#) • [AFCI - panel](#)

Smoke alarms (detectors):

• [Present](#)

Appears serviceable

Carbon monoxide (CO) alarms (detectors):

• Present

Appears serviceable

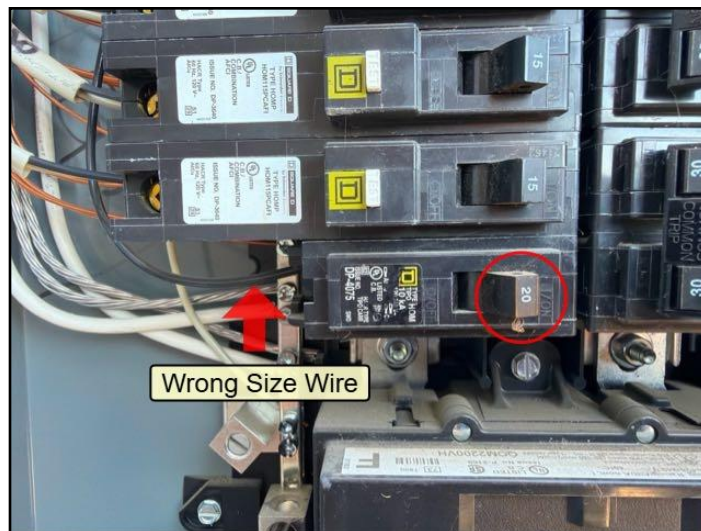
Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**5. Condition:** • Wire size too small for breaker

In the service panel, a branch conductor was connected to a circuit breaker for which the wire size was insufficient. This defective condition should be corrected by a licensed electrical contractor.

Task: Correct

Time: Immediate



26. Wire size too small for breaker

HEATING

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Heating system type:

- [Furnace](#)

Appears serviceable



27. Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Goodman

Heat distribution:

- [Ducts and registers](#)

Appears serviceable



28. Ducts and registers

Approximate capacity: • 40,000 BTU/hr

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Efficiency: • [High-efficiency](#)

Exhaust venting method:

• [Direct vent](#)

Appears serviceable



29. Direct vent

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Shut off valve located at Unit

Temperature difference:

• Acceptable Temperature Differences From Closest Register to Furthest Register From HVAC Unit.

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30. Acceptable Temperature Differences From...



31. Acceptable Temperature Differences From...

COOLING & HEAT PUMP

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Air conditioning type:

- [Air cooled](#)

Appears serviceable



32. Air cooled

Manufacturer: • Goodman

Cooling capacity: • [2 Tons](#)

Compressor type: • Gas

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Supply temperature:

- Acceptable Temperature Difference



33. Acceptable Temperature Difference



34. Acceptable Temperature Difference

COOLING & HEAT PUMP

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Refrigerant type: • R-410A

Recommendations

AIR CONDITIONING \ Refrigerant lines

6. Condition: • Insulation Damaged

Insulation damaged. Recommend repairs by a qualified handyman or licensed HVAC contractor.

Location: Rear

Task: Improve

Time: Immediate



35. Insulation Damaged

INSULATION AND VENTILATION

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Attic/roof insulation material:

- Blown-in Fiberglass
Appears serviceable



36. Blown-in Fiberglass

- [Glass fiber](#)
Appears serviceable



37. Glass fiber

Attic/roof ventilation:

- [Soffit vent](#)

INSULATION AND VENTILATION

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Appears serviceable



38. Soffit vent

- [Gable vent](#)

Appears serviceable



39. Gable vent

- [Roof vent](#)

Appears serviceable

INSULATION AND VENTILATION

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40. Roof vent

Limitations

Attic inspection performed: • By entering attic, but access was limited

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Description

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Exterior Right Side



41. Exterior Right Side

Water heater type:

- Tankless/On demand
- Appears serviceable



42. Tankless/On demand

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Water heater location: • Garage

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method:

• Direct vent

Appears serviceable



43. Direct vent



44. Direct vent

Water heater manufacturer: • Navien

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 10 to 20 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [ABS plastic](#)

Gas meter location: • Exterior left side

Gas piping material: • Steel

Main gas shut off valve location:

• Gas meter

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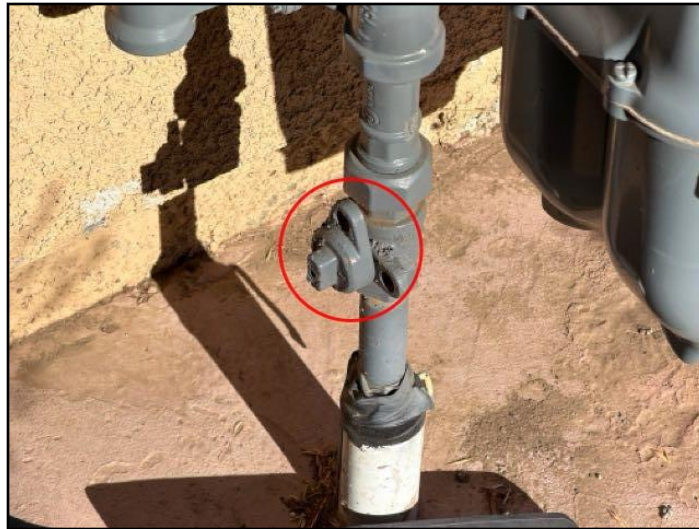
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45. Gas meter

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains • Landscape irrigation system • House Sprinkler System

Recommendations

FIXTURES AND FAUCETS \ Toilet

7. Condition: • Toilet is loose on floor.

Bathroom toilet was loose at the floor indicating that anchors designed to secure the toilet to the floor have pulled loose. A variety of solutions may be available, depending on the exact nature of the problem. We recommend re-attaching by a qualified handyman or a licensed plumbing contractor.

Implication(s): Chance of leak and possible water damage to structure, finishes and contents.

Location: Master Bathroom, Hallway Bathroom

Task: Repair

Time: Immediate

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46. Toilet is loose on floor.



47. Toilet is loose on floor.

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Description

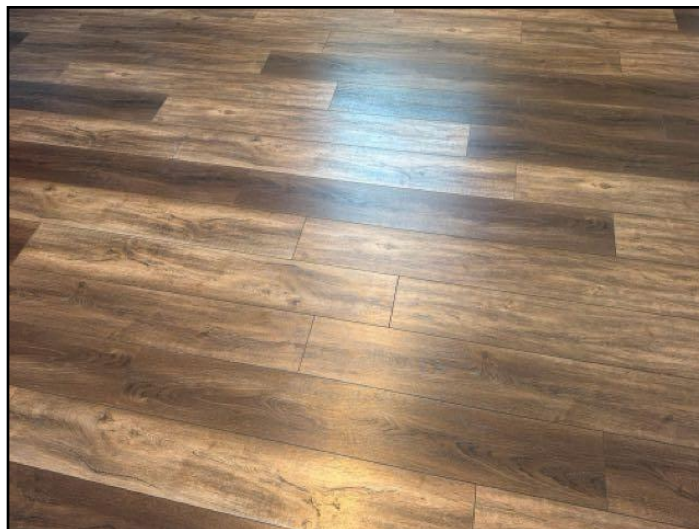
Major floor finishes:

- [Carpet](#)



48. Carpet

- [Laminate](#)



49. Laminate

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

- [Sliders](#)

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Appears serviceable

- Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#) • Vinyl-clad

Doors:

- Inspected

Appears serviceable

Oven type: • Conventional

Oven fuel:

- Gas



50. Gas

Cooktop fuel:

- Gas

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51. Gas

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation:

- Discharges to exterior
- Microwave Vent

Appears serviceable



52. Microwave Vent

Bathroom ventilation:

- Exhaust fan

Appears serviceable

Laundry room ventilation:

- Clothes dryer vented to exterior

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- Exhaust fan
- Appears serviceable

Counters and cabinets:

- Inspected
- Appears serviceable

Inventory Range:

- GE
- Appears serviceable



53. GE

Inventory Dishwasher:

- GE
- Appears serviceable

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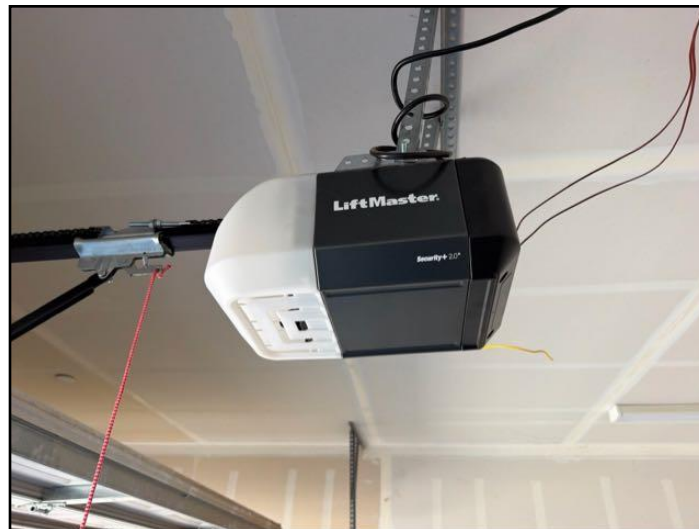


54. GE

Inventory Garage Door Opener:

- Chamberlain/LiftMaster

Appears serviceable



55. Chamberlain/LiftMaster

Inventory Garbage disposal (food waste grinder):

- Moen

Appears serviceable

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56. Moen

Recommendations

DOORS \ Storms and screens

8. Condition: • Difficult to operate

Screen door is difficult to operate. Recommend repairs or replacement by a qualified handyman or licensed contractor.

Location: Rear

Task: Repair or replace

Time: Immediate

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57. Difficult to operate

APPLIANCES \ Dishwasher

9. Condition: • Air-Gap Device Leaks

Air-Gap device leaks. Recommend checking to see if knockout plug has been removed. If not, remove plug. If plug has been removed, check to see if drain line from air-gap device to garbage disposal is free from any obstruction. Repairs recommended by a qualified handyman or a licensed plumbing contractor.

Implication(s): Possible water leaking into cabinet and damaging structure.

Location: Kitchen

Task: Repair

Time: Immediate



58. Air-Gap Device Leaks

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10. Condition: • Loose

Dishwasher not attached properly. Repairs recommended by a licensed contractor.

Implication(s): Reduced operability

Location: Kitchen

Task: Repair

Time: Immediate



59. Loose



60. Loose

APPLIANCES \ Doorbell or chime

11. Condition: • Inoperative

Repairs recommended by a qualified handyman or a licensed electrician.

Implication(s): Equipment inoperative

Task: Repair

Time: Immediate

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61. Inoperative



62. Inoperative

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Description

Weather: • Sunny

Approximate temperature: • 76°

Attendees: • None

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

PHOTOS

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Description

General:

• Kitchen



63. Kitchen



64. Kitchen

• Livingroom



65. Livingroom

• Bedroom 1

PHOTOS

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66. Bedroom 1



67. Bedroom 1

- Bedroom 2



68. Bedroom 2

- Bathroom 1

PHOTOS

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69. Bathroom 1

• Master Bathroom



70. Master Bathroom



71. Master Bathroom

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72. Master Bathroom

- Dining Room



73. Dining Room

- Master Bedroom

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74. Master Bedroom

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS