

Wyatt Sanders Home Inspections

Your Property Inspection Report



2378 South Ivy Ave, Fresno, CA 93706
Inspection prepared for: Sample Sample
Real Estate Agent: Sample Sample - Sample

Date of Inspection: 10/6/2023 Time: 9:00AM
Age of Home: 1930 Size: 900 sqft
Weather: Sunny

Inspector: Wyatt Sanders
AHIT Certified
and
F.A.R Affiliate Member
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Summary of Items of Concern

On this page you will find a brief summary of any concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Exterior Areas		
Page 5 Item: 1	Roof	<ul style="list-style-type: none"> • Flashing around homes exhaust and vents are not fully secured. This could allow moisture to penetrate roof structure. • Some shingles are damaged and curling. • Sagging / buckling on roof decking. Recommend having a licensed roofer evaluate roof structure. • Exposed nails on roofing material. Recommend sealing all fastener heads.
Page 10 Item: 7	Electrical, Exterior	<ul style="list-style-type: none"> • Outlet on exterior of home near backyard entrance has no weather protective cover and appeared to not be GFCI protected.
Page 10 Item: 8	Doors	<ul style="list-style-type: none"> • Backyard entrance doors top lock would not fully enter locked position.
Garage, Basement & Attic		
Page 12 Item: 2	Attic	<ul style="list-style-type: none"> • Roof supports members appeared damaged/aged. • Insulation averages 2 to 4 inches with some areas having no insulation installed. Recommend installing more. • Multiple areas of roof sheathing have damages. • Kitchen exhaust is not fully installed and is allowing exhaust to be deposited into attic space. • Electrical Box Covers missing or damaged. This leaves wires exposed which is an electrical hazard. • Bathroom exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Electric, Heat, Water Heater

Page 15 Item: 1	Electrical Panel	<ul style="list-style-type: none">• Access hole on bottom of service panel is missing. This will allow for dirt and moisture intrusion if not covered.• Panel cover missing, exposing live electrical wires.• Wires entering service panel are not protected by conduit.• Conduit is not fully sealed to service panel.
Page 17 Item: 3	Water Heater	<ul style="list-style-type: none">• Temperature – Pressure drain line is missing. One should be installed to terminate within six inches of the floor to minimize personal injury which may be caused by scalding water, in the event of a pressure blow-off.• Earthquake strapping/bracing is missing.

Interior Features

Page 19 Item: 1	Kitchen	<ul style="list-style-type: none">• Drain plumbing leak under left hand sink noted.
Page 21 Item: 3	Plumbing & Laundry	<ul style="list-style-type: none">• Washing machine drain plumbing is not being secured in place.
Page 22 Item: 4	Interior Electric	<ul style="list-style-type: none">• Outlet behind washing machine is not GFCI protected.• Outlet in living room has an open ground wire fault.• Multiple outlets in home east side bedroom are not fully installed.• No carbon monoxide detector present.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

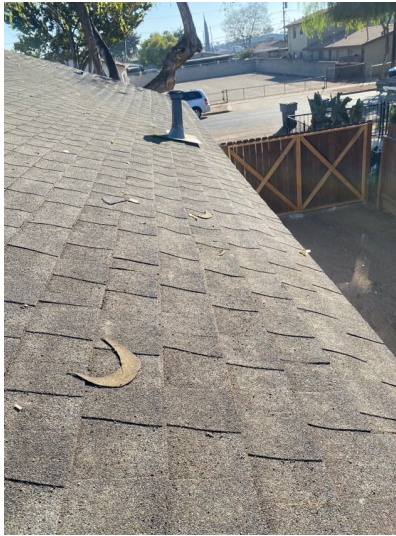
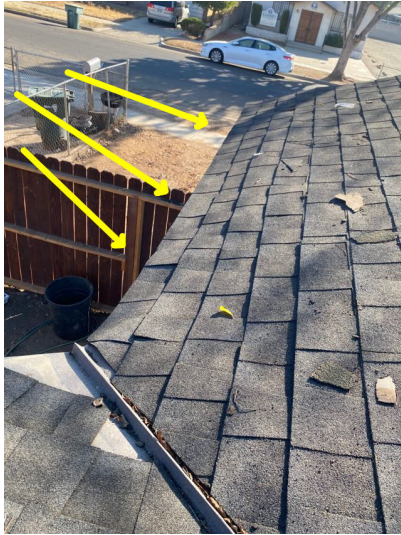
1. Roof

Materials: Composition shingles

Observations:

- Some shingles damaged.
- Flashing around homes exhaust and vents are not fully secured. This could allow moisture to penetrate roof structure.
- Some shingles are damaged and curling.
- Sagging / buckling on roof decking. Recommend having a licensed roofer evaluate roof structure.
- Exposed nails on roofing material. Recommend sealing all fastener heads.





2. Gutters & Grading

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Drives & Walks

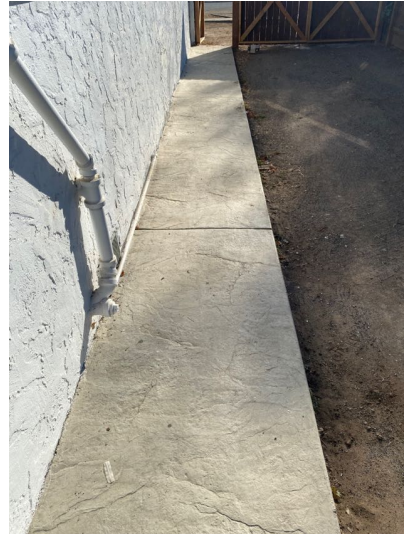
Information: Concrete sidewalk.

Observations:

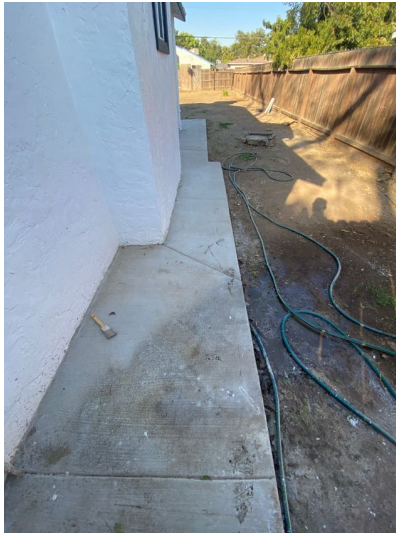
- No major system safety or function concerns noted at time of inspection.



Homes entrance



South sidewalk



North sidewalk

4. Siding

Information: Stucco siding noted

Observations:

- Minor damages to soffit and fascia boards around home.
- Minor stucco siding damage noted.
- Small portion of drip edge missing on north side of home.



Northwest corner



Southeast corner



Southeast side of home



Stucco appears to be separating or bulging.



South side of home



Exposed roof sheathing on west side of home



West side of home



Northwest corner



Drip edge missing on north side of home



North side of home



North side of home

5. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Decks & Steps

Observations:

- No major system safety or function concerns noted at time of inspection.
- Minor cracking to steps noted.



7. Electrical, Exterior

Observations:

- Outlet on exterior of home near backyard entrance has no weather protective cover and appeared to not be GFCI protected.



Exterior outlet near homes back entrance

8. Doors

Observations:

- Backyard entrance doors top lock would not fully enter locked position.



Homes back entrance door

9. Window Condition

Observations:

- Window screens missing.



South window



West window

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Basement / Crawlspace

Observations:

- Crawlspace was not accessible due to access being covered or removed.

2. Attic

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- HVAC ducting supports are not secured.
- Multiple areas of roof structure appear to have past moisture staining but appeared to be dry at time of inspection.
- Roof supports members appeared damaged/aged.
- Insulation averages 2 to 4 inches with some areas having no insulation installed. Recommend installing more.
- Multiple areas of roof sheathing have damages.
- Kitchen exhaust is not fully installed and is allowing exhaust to be deposited into attic space.
- Electrical Box Covers missing or damaged. This leaves wires exposed which is an electrical hazard.
- Bathroom exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.



Missing insulation over living room



Damaged roof sheathing



Open electrical box



Kitchen exhaust ducting



Damaged roof sheathing





Roof supports

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

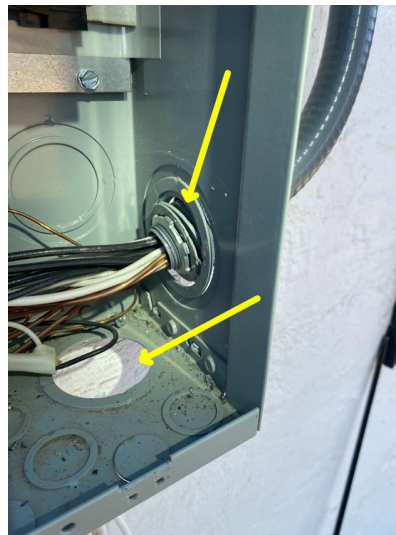
Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs 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 test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

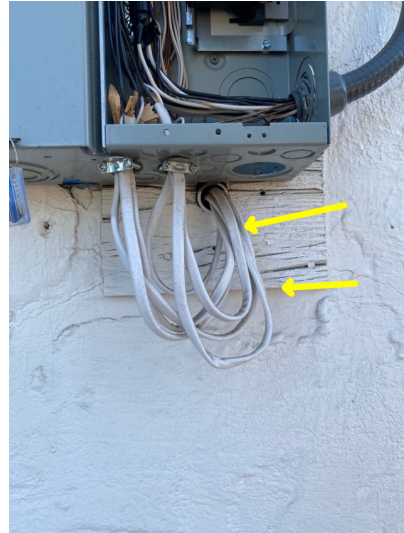
1. Electrical Panel

Materials: Overhead Service, Panel box located at west side of home., Amperage unknown; not marked

Observations:

- Access hole on bottom of service panel is missing. This will allow for dirt and moisture intrusion if not covered.
- Panel cover missing, exposing live electrical wires.
- Wires entering service panel are not protected by conduit.
- Conduit is not fully sealed to service panel.





2. HVAC Unit

Information: MFR- Goodman
Model #- GPHM33641AA
Serial #- 2306186048
MFR year- June 2023

Observations:

- No major system safety or function concerns noted at time of inspection.





3. Water Heater

Information: MFR- Rheem
Model #- XE40M06ST45U1
Serial #- M122305711
MFR year- March 2023

Observations:

- Cover plate is missing hardware .
- No Catch Pan and Drain: Water heater is installed over finished living space. Consider installing pan.
- Wire to water heater is unsecured.
- Temperature – Pressure drain line is missing. One should be installed to terminate within six inches of the floor to minimize personal injury which may be caused by scalding water, in the event of a pressure blow-off.
- Earthquake strapping/bracing is missing.





Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

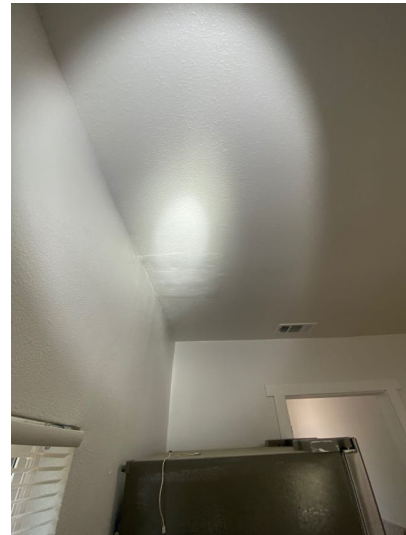
An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- Kitchen Appliances were operational at time of inspection.
- Repairs to ceiling noted.
- Drain plumbing leak under left hand sink noted.



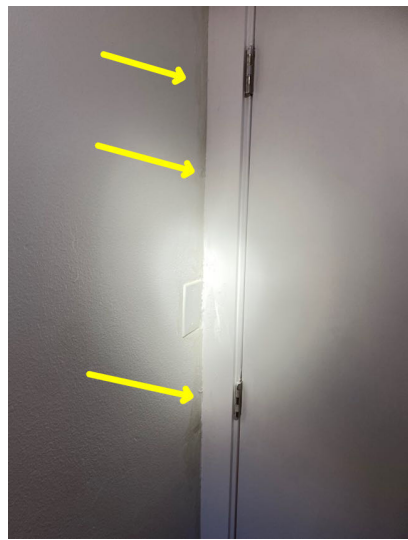


2. Bath

Observations:

- LOCATION: Hallway full bath
- Sink faucet is loose.
- Damaged shower surround materials.
- Shower faucet is not fully installed.
- Repair work noted to walls around bathroom.
- Recommend adding caulking to bottom of shower to avoid unseen water penetration.





3. Plumbing & Laundry

Observations:

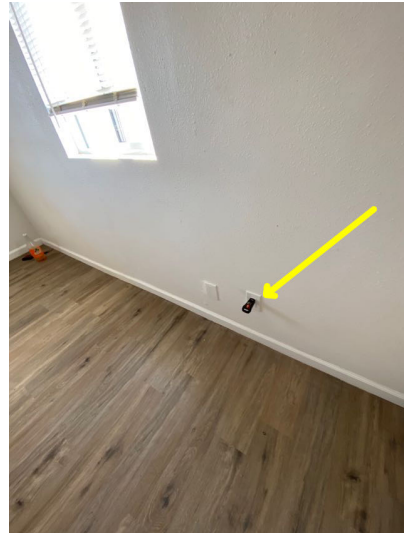
- Washing machine drain plumbing is not being secured in place.



4. Interior Electric

Observations:

- Outlet behind washing machine is not GFCI protected.
- Outlet in living room has an open ground wire fault.
- Multiple outlets in home east side bedroom are not fully installed.
- No carbon monoxide detector present.



South living room wall



Master bed (east bedroom) west wall



Master bed (east bedroom) south wall

5. Floors, Ceilings & Walls

Observations:

- Wall in homes west side bedroom has evidence of past moisture damages with a repair noted to wall.
- Homes floor appears to be uneven or sloping.
- Multiple walls around home appear to have been repaired.
- Minor baseboard separation noted.
- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.



Living room/ dining area.



West bedroom.



West bedroom



6. Doors

Observations:

- Door to east bedroom is missing striker plate and door hinges.
- Door to west bedroom is missing striker plate and door hinges.
- Some door stop(s) missing / ineffective; recommend installation to avoid unnecessary wall or door damage.



East side bedroom



East side bedroom



West bedroom



West bedroom



Back entrance door is missing door stop.

7. Windows

Observations:

- No major system safety or function concerns noted at time of inspection.

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes