



Jonathan Bray Home Inspections
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PROPERTY INSPECTION REPORT



Prepared Especially for Jimmy Cannizzaro
1262 N. Marks Ave., Fresno 93722
June 23, 2026

"Inspected Once,
Inspected Right"

Summary

Exterior

1. Trim: Wood -

Chipping/peeling paint noted. Recommend keeping a good coat of paint on all exterior surfaces to prevent premature deterioration.



2. Windows: Functional -

105, 120: Dual pane window noted to be fogged up indicating seal has failed. This not only allows condensation to build up between the panes, but also negates the energy efficiency of the window. Recommend evaluation and repair by qualified professional.



Roof

3. Roof Surface Material: Asphalt shingle (Approx. 10-12 yrs. Old) -

Recommend keeping leaves and debris off of roof materials to prevent premature damage.

Roof (Continued)



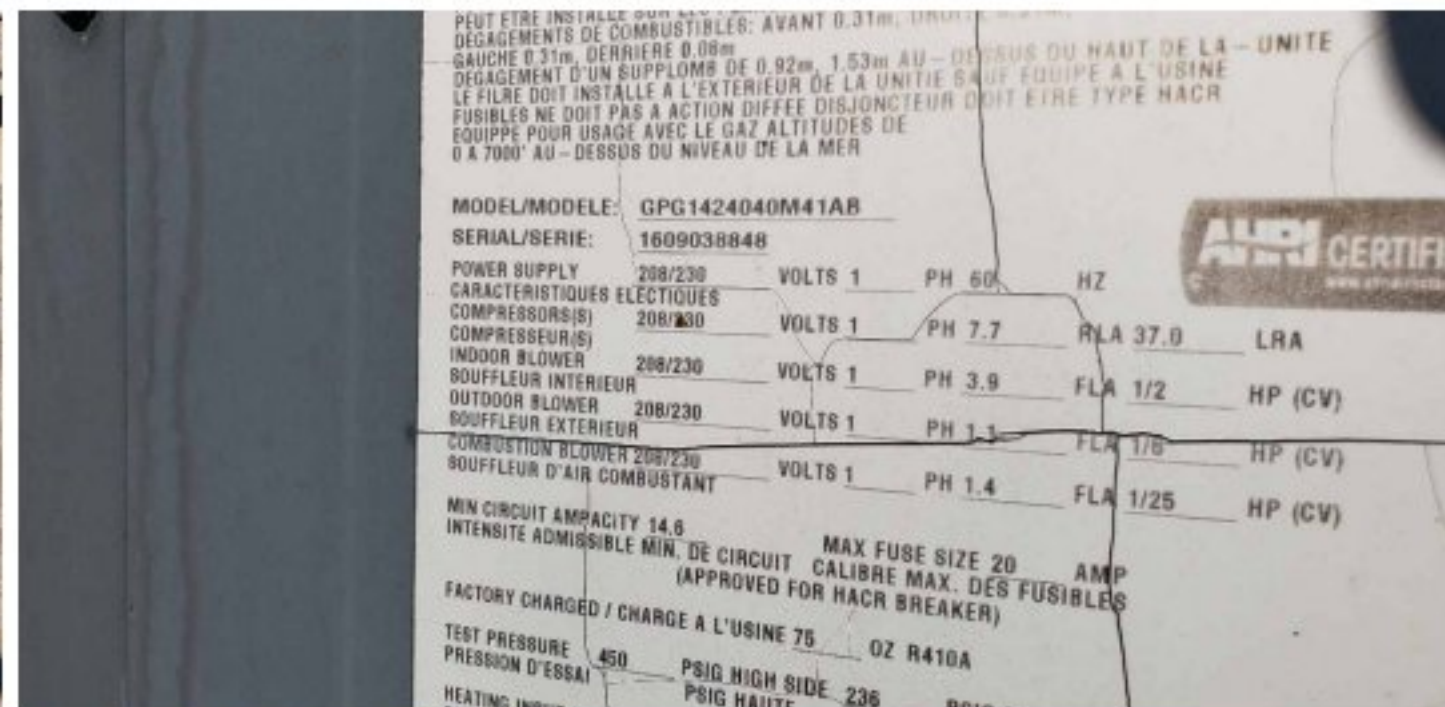
Air Conditioning

4. **AC System A/C System Operation:** Appears serviceable -
Unit 101: Thermostat batteries dead. Not able to test.

Air Conditioning (Continued)



- 5. AC System A/C System Operation:** Appears serviceable -
 104, 115, 117: Air coming out of vents was not cooled as expected. Temperature differential did not reach the desired -18 to -25 degree. Recommend evaluation and repair as needed by qualified HVAC professional.



Air Conditioning (Continued)



- 6. Distribution:** Insulated ductwork -
111: AC grille noted to be coming away from the ceiling.



Plumbing

- 7. Water Heater TPRV and Drain Tube:**

110: TPR (Temperature and Pressure Relief) valve drainage line runs uphill and is intended to run downhill and terminate within 6" of finished floor or ground. Recommend evaluation and repair by qualified professional.

Plumbing (Continued)



Bathroom

8. Bathroom Toilets:

103: Toilet bowl noted to be loose to the floor. Recommend evaluation and repair as needed by qualified professional.



9. Bathroom Tub/Surround:

106: Hot/cold water noted to be reversed at tub valve. Recommend evaluation and repair as needed by qualified professional to prevent potential scalding.



10. Bathroom Tub/Surround:

103, 106: Shower door guide noted to be missing allowing doors to swing inward.



Summary (Continued)

Kitchen

11. Kitchen Kitchen finishes: Solid surface tops and wood cabinets -

121: Kitchen cabinet noted to be water damaged under kitchen sink. Recommend evaluation and repair as needed by qualified professional.



12. Kitchen Electrical: 110 VAC outlets and lighting circuits -

104, 105, 113: Kitchen outlets are recommended to be protected by GFCI outlets. No GFCI protection was detected in kitchen. Recommend evaluation and repair as needed by qualified professional.



Summary (Continued)

13. Kitchen Oven: Functional -

110, 117, 120: Front right burner did not turn on when tested. Recommend evaluation and repair as needed by qualified professional.



14. Kitchen Sink:

Unit 101: Hot/cold water noted to be reversed. Recommend evaluation and repair as needed by qualified professional to prevent potential scalding.



Summary (Continued)

Living Space

15. Living Space Electrical: 110 VAC outlets and lighting circuits -

122: Ceiling fan noted to be loose to the ceiling. Recommend evaluation and repair as needed by qualified professional.



16. Living Space Smoke Detector:

104, 115, 119, 121, 122: Recommend installing and maintaining functional smoke detectors in hallway and each bedroom for safety.



Summary (Continued)

17. Living Space Carbon Monoxide Detector:

106, 115, 119: CO detector did not work when tested. Recommend evaluation and repair as needed.

107: CO detector noted to be missing.



Lots and Grounds

18. Driveway: Asphalt -

Tree roots noted to be affecting asphalt in a couple locations. Recommend evaluation and repair as needed.

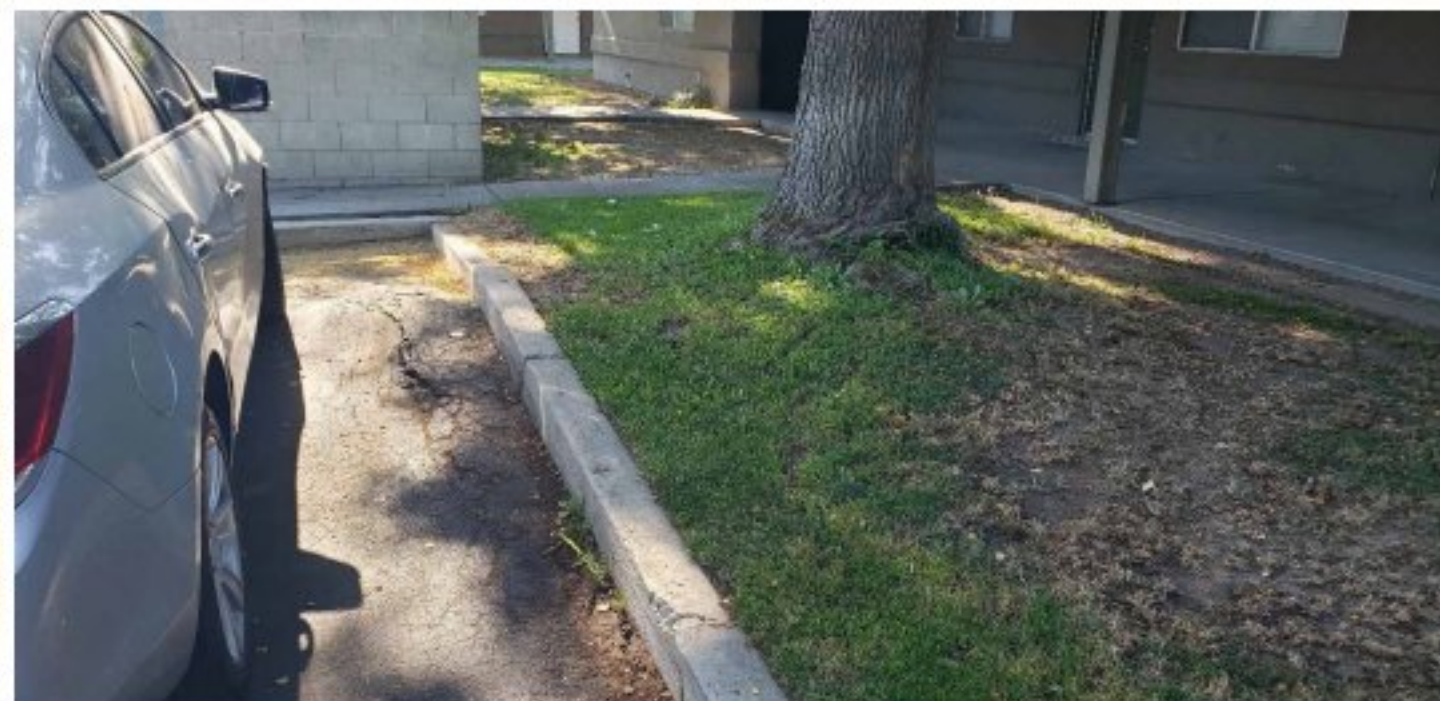
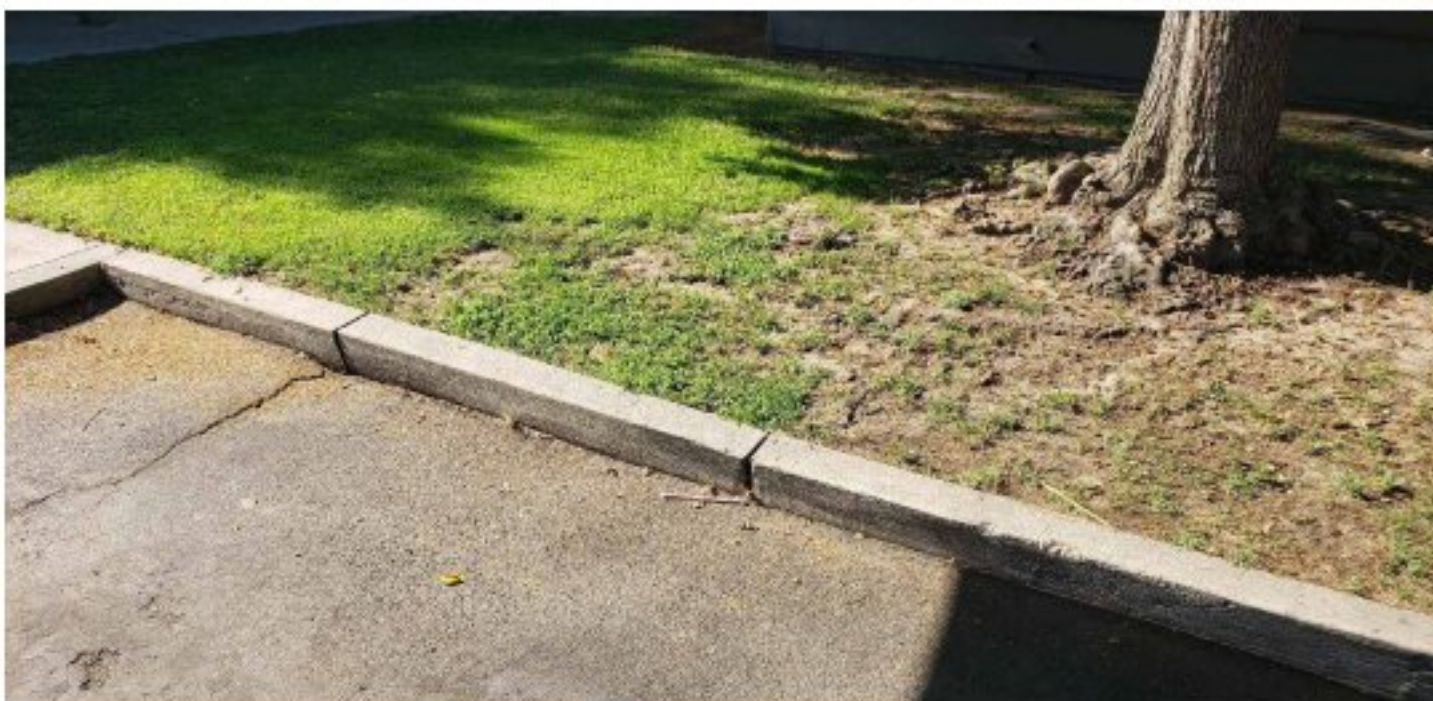


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Jonathan Bray Home Inspections

1262 N. Marks Ave., Fresno 93722

June 23, 2026

General Information

Property Information

Property Address 1262 N. Marks Ave., Fresno 93722

City June 23 **State** 2026 **Zip**

Contact Name Brad King

Client Information

Client Name Jimmy Cannizzaro

Inspection Company

Inspector Name Jonathan Bray

Company Name Jonathan Bray Home Inspections

Email jbrayinspections@yahoo.com

Amount Received 0

Conditions

Inspection Date 2026-06-23

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 80's

Weather Clear **Soil Conditions** Dry

Building Type Multi-family **Garage** Carports

Exterior

Exterior Surface

1. **Type:** Stucco

2. **Trim:** Wood -

Chipping/peeling paint noted. Recommend keeping a good coat of paint on all exterior surfaces to prevent premature deterioration.



Exterior (Continued)

Trim: (continued)



3. Entry Doors: Functional

4. Patio Door: Functional

5. Windows: Functional -

105, 120: Dual pane window noted to be fogged up indicating seal has failed. This not only allows condensation to build up between the panes, but also negates the energy efficiency of the window. Recommend evaluation and repair by qualified professional.



6. Exterior Lighting: Surface mounted lamps front and rear

7. Gas Meter: No issues noted



Roof

Roof Surface

- 1. Material:** Asphalt shingle (Approx. 10-12 yrs. Old) -
Recommend keeping leaves and debris off of roof materials to prevent premature damage.



- 2. Flashing:** Preformed metal
3. Electrical Mast: Underground utilities

Electrical

Electric Panel

1. **Main panel:** Challenger
2. **Maximum Capacity:** 100 Amp subpanels
3. **Main Breaker Size:** 100 Amps
4. **Breakers:** Copper
5. **Photos:**



Structure

1. **Structure Type:** Wood frame
2. **Foundation:** Poured
3. **Differential Movement:** No movement or displacement noted

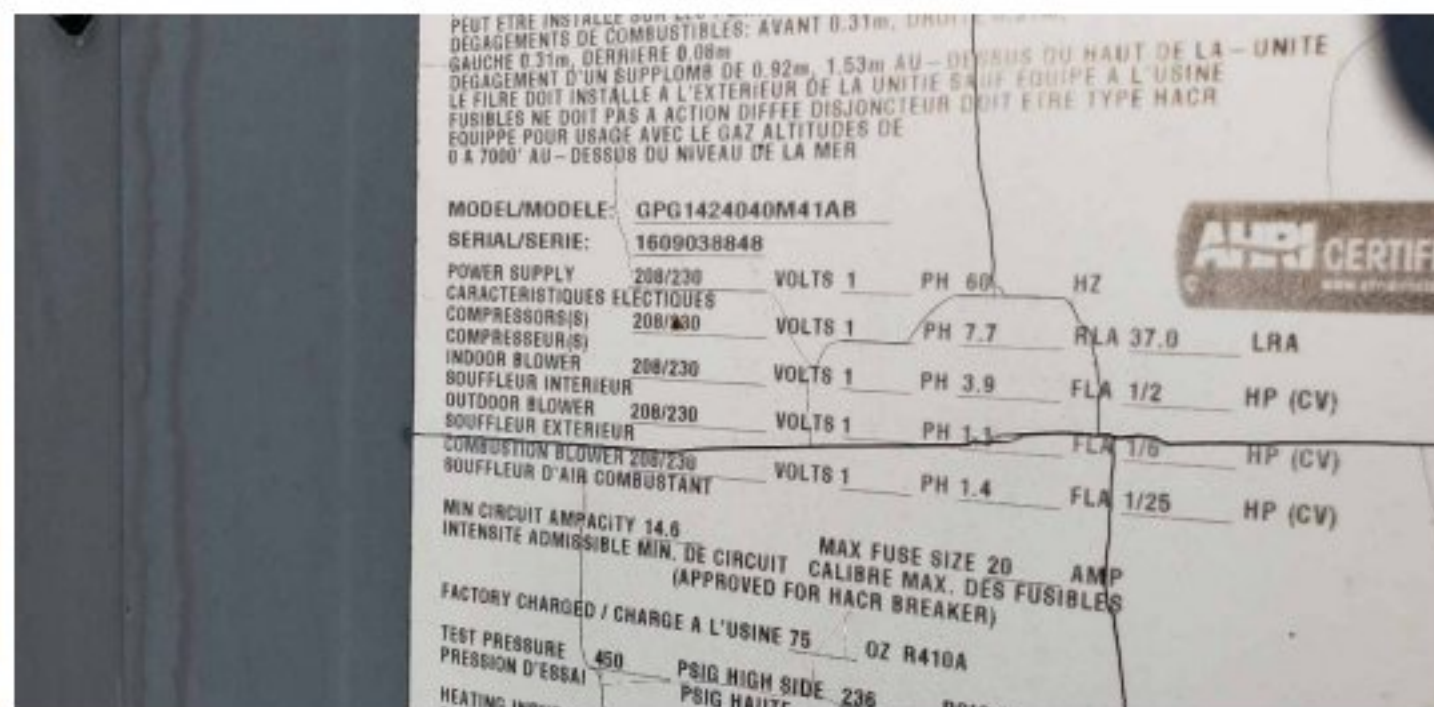
Air Conditioning

AC System

1. **A/C System Operation:** Appears serviceable -
Unit 101: Thermostat batteries dead. Not able to test.



2. **A/C System Operation:** Appears serviceable -
104, 115, 117: Air coming out of vents was not cooled as expected. Temperature differential did not reach the desired -18 to -25 degree. Recommend evaluation and repair as needed by qualified HVAC professional.



Air Conditioning (Continued)

A/C System Operation: (continued)



3. Condensate Removal: PVC
4. Exterior Unit: Dual packs on roof
5. Area Served: Whole building **Approximate Age: 3 - 23 yrs.**
6. Fuel Type: 220-240 VAC **Temperature Differential: -19**
7. Type: Central A/C **Capacity: 2 Ton, 2.5 Ton**
8. Visible Coil: Aluminum

Air Conditioning (Continued)

9. Distribution: Insulated ductwork -

111: AC grille noted to be coming away from the ceiling.



Plumbing

1. Service Line: Functional

2. Water Lines: Functional

3. Drain Pipes: Functional

Water Heater

4. Water Heater Operation: Functional

5. Type: Natural gas **Capacity:** Avg. 40 Gal.

6. Approximate Age: 3 - 22 yrs. **Area Served:** Each unit

7. Flue Pipe: Double wall

8. TPRV and Drain Tube:

110: TPR (Temperature and Pressure Relief) valve drainage line runs uphill and is intended to run downhill and terminate within 6" of finished floor or ground.

Recommend evaluation and repair by qualified professional.



Bathroom

Bathroom

1. **Ceiling:** Texture and paint
2. **Walls:** Texture and paint
3. **Floor:** Vinyl floor covering, Tile
4. **Electrical:** 110 VAC GFCI outlets and lighting circuits
5. **Counter/Cabinet:** Functional
6. **Plumbing:** Functional, no leaks
7. **Toilets:**

103: Toilet bowl noted to be loose to the floor. Recommend evaluation and repair as needed by qualified professional.



8. Tub/Surround:

106: Hot/cold water noted to be reversed at tub valve. Recommend evaluation and repair as needed by qualified professional to prevent potential scalding.



9. Tub/Surround:

103, 106: Shower door guide noted to be missing allowing doors to swing inward.



Kitchen

Kitchen

1. Kitchen finishes: Solid surface tops and wood cabinets -

121: Kitchen cabinet noted to be water damaged under kitchen sink. Recommend evaluation and repair as needed by qualified professional.



2. Electrical: 110 VAC outlets and lighting circuits -

104, 105, 113: Kitchen outlets are recommended to be protected by GFCI outlets. No GFCI protection was detected in kitchen. Recommend evaluation and repair as needed by qualified professional.



3. Plumbing/Fixtures: Functional, no leaks

Kitchen (Continued)

4. Oven: Functional -

110, 117, 120: Front right burner did not turn on when tested. Recommend evaluation and repair as needed by qualified professional.



5. Ventilator: Functional

6. Disposal: Functional

7. Dishwasher: Functional

8. Sink:

Unit 101: Hot/cold water noted to be reversed. Recommend evaluation and repair as needed by qualified professional to prevent potential scalding.



Living Space

Living Space

1. **Ceiling:** Texture and paint
2. **Walls:** Texture and paint
3. **Floor:** Laminate flooring, Carpet
4. **Electrical:** 110 VAC outlets and lighting circuits -
122: Ceiling fan noted to be loose to the ceiling. Recommend evaluation and repair as needed by qualified professional.



5. Smoke Detector:

104, 115, 119, 121, 122: Recommend installing and maintaining functional smoke detectors in hallway and each bedroom for safety.



Living Space (Continued)

6. Carbon Monoxide Detector:

106, 115, 119: CO detector did not work when tested. Recommend evaluation and repair as needed.

107: CO detector noted to be missing.



Laundry Room/Area

Laundry Room/Area

1. **Electrical:** 110 VAC outlets and lighting circuits
2. **Washer and Dryer:** Washer 110V/Dryer 240V
3. **Washer Hose Bib:** Functional
4. **Dryer Vent:** Appears functional
5. **Washer Drain:** Wall mounted drain

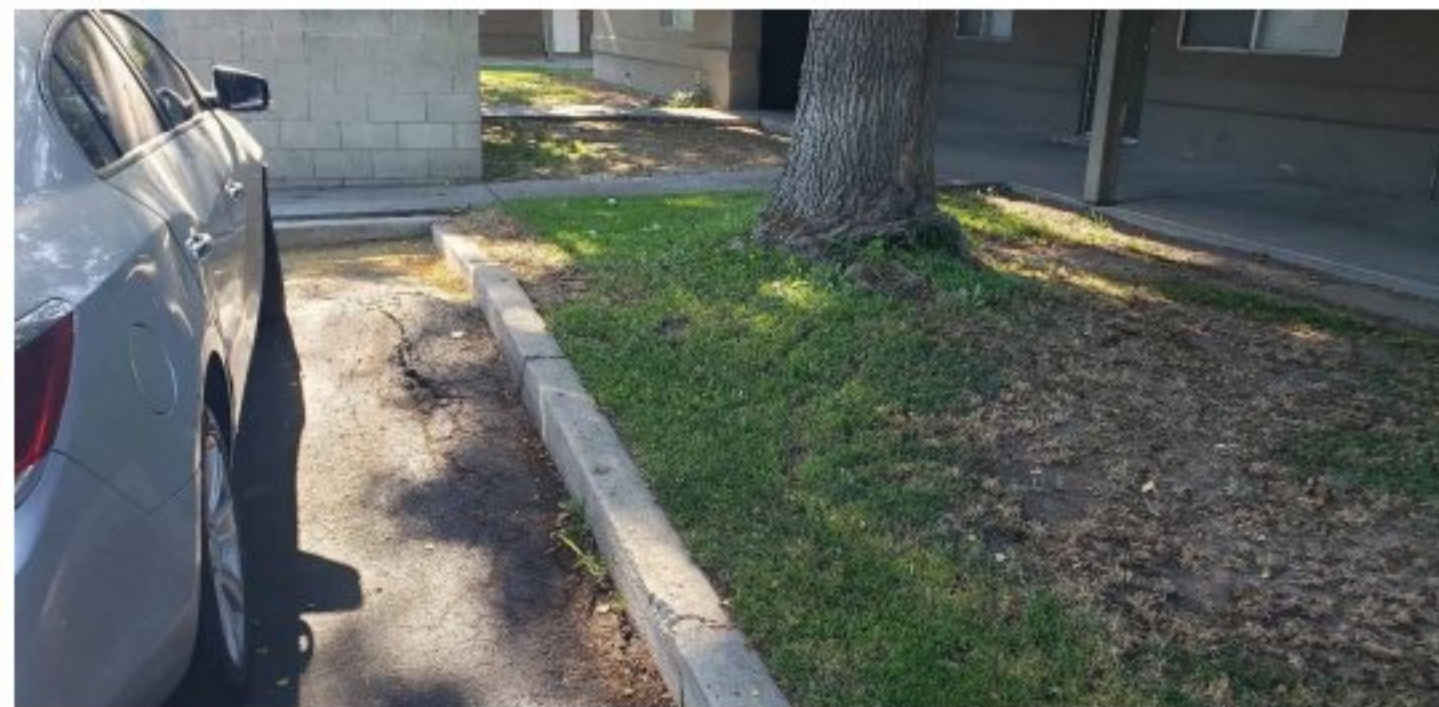
Lots and Grounds

1. Driveway: Asphalt -

Tree roots noted to be affecting asphalt in a couple locations. Recommend evaluation and repair as needed.

Lots and Grounds (Continued)

Driveway: (continued)



- 2. **Walks:** Concrete
- 3. **Porch:** Concrete
- 4. **Patio:** Concrete

Final Comments

This report is for the exclusive use of our client.